From: <u>Judith Weller</u>

To: <u>PermitSonoma-Housing</u>

Subject: Proposed low income workforce housing Forestville

Date: Tuesday, May 30, 2023 11:07:11 AM

EXTERNAL

To whom it may concern,

I join with many others to express my understanding for the need for affordable, accessible housing in the Forestville area. However, I am opposed to this project for the following reasons including but not limited to.

Emergency evacuations: During the last two fire evacuations, it was bumper to bumper traffic on River Rd., Front St in Forestville, Hwy 116, Hwy 101 and Hwy 12. All routes we and hundreds of thousands of others used.

Parking and public services: During the summer vacation months, crowds come to enjoy the river. There are very limited to nonexistent services. Our local neighborhood streets are packed with illegally parked vehicles. Many of these folks use the bushes along the river and on our small neighborhood streets as toilets and leave heaps of garbage. Adding thousands of new residents their family and friends to the influx of the out of area folks just seems like a bad idea.

Emergency services: We have only one fire station in Forestville.

More often than not, our Sheriffs can't even respond to many of the calls they receive.

Local Grocery store: We have one market situated well away from the downtown Forestville area. It is NOT within walking distance of town. And the parking for this market requires negotiating the high-speed traffic on Mirabel rd.

Medial services: I'm not sure that we even have a clinic or doctor's office at this point. Please scale this project way down or table it for the time being. Please don't put more pressure on our River communities than they currently have! The Forestville town and environs are not an appropriate location for this project.

Thank you for your consideration.

Judith Farina

11540 Sunnyside Ave. Forestville, CA 95436

Sent from Mail for Windows

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: Becky Boyle

To: <u>PermitSonoma-Housing</u>

Subject: Updated Housing Element and Apendixs **Date:** Friday, June 30, 2023 5:24:43 PM

EXTERNAL

Hi, thank you for the updated Housing Element. I cannot find the Appendix's (notably of interest- Appendix D). Can you please provide.

Thank you, Becky Boyle

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: Norma YUKICH
To: PermitSonoma-Housing

Subject: Re proposed change in zoning for 3427 Moorland Avenue

Date: Wednesday, July 5, 2023 9:07:49 PM

EXTERNAL

The above address is directly across the street from the home we have lived in for 40 years. We object to the proposed change in zoning of the above property from UR 5 to UR 20.

A huge consideration is water usage. Would rezoning require connection to city water? If not, we are adamantly opposed to a substantial increase of well water users on increasingly fragile and unreliable local groundwater sources.

Additionally, between West Robles (nearest cross street north of this property) and Todd Road to the south, there are no sidewalks, and deep ditches on both sides of the road, making it difficult and unsafe for pedestrians and bicyclists to travel on Moorland Avenue. A high density project on this property will add dozens of additional motorists, pedestrians, and bike riders to already dangerous road conditions.

Perhaps you remember Patrick Scott, the Elsie Allen High senior who died in 1998 because there were no sidewalks on Bellevue Avenue - 4 years after the school opened. How can responsible adults create situations that require children to walk on the roadway in order to access their neighborhood schools and parks?

It's also worth mentioning that there should have been a pocket park decades ago at the site that ultimately became Andy's Unity Park (the only public space in our increasingly populated neighborhood, and the only park within walking distance for hundreds of children.) It was a condition of increasing the density of the Anteeo Way area development. We understand that the developer went bankrupt as a result of the cost of connecting to city water, and thus was absolved from making the park. Our children, now in their 30's and 40's, grew up with the Misfits Motorcycle Club on that site, and after the clubhouse was razed, it became a vacant lot for decades. It took another blood sacrifice of a child - the death of Andy Lopez in 2013 - for our long-promised neighborhood park to come to fruition.

So if we appear unconvinced that our neighborhood concerns are actually taken seriously by the powers that be in Sonoma County, convince us otherwise. You might start by giving us more time to respond; by the time we received the letter regarding this proposal, mailed 7/3, it was 7/5. "Comments received at least 10 days prior to the hearing will be included in the staff report; all other comments will be made available to decision-makers prior to or at the start of the meeting." The meeting is on 7/13, so even though we are responding at the earliest possible time, we are already less than 10 days away. So maybe you'll receive our concerns ahead of time where you can read and consider them, or maybe even contact us if you have questions. Or maybe you'll briefly skim through this email right before you make your decision, without

giving it any serious consideration at all. We have no way of knowing.

In any case, we are opposed to a change in zoning for 3427 Moorland Ave. unless water and infrastructure issues are addressed and corrected.

Norma and Jim Yukich 3442 Moorland Ave., Santa Rosa, CA 95407 707-327-6661

From: Randy Roberts
To: PermitSonoma-Housing

 Subject:
 APN-052-272-011 - 458 Craig Avenue

 Date:
 Wednesday, July 5, 2023 3:01:51 PM

TO MEMBERS OF THE SONOMA COUNTY PLANNING COMMISSION:

RE: APN-052-272-011 - 458 Craig Avenue REZONING

IN THAT:

NONE of the lots within the surrounding neighborhood are zoned UR 20,

NONE of the surrounding neighborhood is zoned commercial or industrial,

NONE of the surrounding neighborhood is zoned for affordable housing, and there is very limited acreage available for such,

Traffic in the neighborhood on Railroad Avenue during morning and evening hours is already highly impacted by the lack of adequate continuous north/south corridors through the Sonoma Valley, and Riverside Drive; Craig St., Railroad Avenue and other surrounding streets are already impacted by traffic caused by the El Verano Elementary School,

Parking in the surrounding neighborhood, on Railroad Avenue to the south and Craig St. to the west, is already impacted by rental duplex housing and the current restriction of parking on Railroad Avenue in front of identified property and the El Verano school bus depot,

Sidewalks are not existent on the north side (Craig St.) of the identified property, Craig St. to the east of the identified property and Railroad avenue to the north of the identified property, and on most of the streets in the surrounding neighborhoods to the north and south of the identified property, east of Railroad Avenue,

The identified property is adjacent to the El Verano Elementary School, which is experiencing diminished pupils due to the cost of local housing,

The identified property is currently used for community purposes for which another site will be difficult, if not impossible, to obtain in the surrounding neighborhood,

Park area use within the walkable neighborhood for miles is limited to the Ernie Smith park solely,

ZONING FOR THE IDENTIFIED PROPERTY SHOULD NOT BE

CHANGED, unless it is designated entirely for purchasable affordable housing with a density of no more than 10 units per acre and with adequate parking for 2 cars per unit located on the property.

RANDALL ROBERTS EL VERANO

From: <u>Todd Martin</u>

To: <u>PermitSonoma-Housing</u>

Subject: Amendment to General Plan Use - 355 Adobe Road

Date: Wednesday, July 5, 2023 2:13:18 PM

Responding to the notice of changed zoning for APN: 047-091-013. We have work that is currently underway to address the congestion at the corner of Adobe and Petaluma Hill Road that won't be done until 2025 or 2026 based on the existing traffic. The dramatic increase in density (and traffic) is especially concerning coupled with the already problematic traffic problems related to pickup and drop off times at Penngrove school. How do the planners intend to address the congestion that this dramatic increase in local traffic will add to this already congested roadway?

Regards-Todd Martin
360 Adobe Road, Penngrove Ca
tbmartin@gmail.com
415-971-7738

From: <u>kathleenbrown707@gmail.com</u>
To: <u>PermitSonoma-Housing</u>

Subject: Board of Zoning Adjustments Meeting July 13, 2023 (APN 130-176-013)

Date: Thursday, July 6, 2023 2:48:58 PM

Attachments: <u>image0.jpeg</u>

image1.jpeg image2.jpeg image3.jpeg image4.jpeg

To whom it may concern,

I am writing regarding the potential rezoning of 8525 Graton Road (APN: 130-176-013).

I am a property owner living at 8547 Graton Road, Sebastopol, CA 95472. I recently purchased the properly in April of 2021 to escape the hustle and bustle of city living and get some peace in a more rural area. I am concerned about a huge multi-unit trailer park going in right next door which will increase noise, car traffic at an already busy intersection, and foot traffic right in front of my house. Also, I am worried about the potential crime it will bring, especially considering that there is a liquor store right across the street. This is not what I envisioned when I purchased the property and has the potential to greatly reduce my property value. Growing up in Sonoma County, when I went to purchase my first home, the only place I could afford was in Lake County. I always intended on moving back but was stuck in my home in an upside-down mortgage for 17 years. I saw firsthand how a distressed community is affected by a lot of low income housing that is not located in the right areas. It hurt my property value. I don't want that to happen again.

I understand the need for low income housing, but do not feel that this is a good location for it considering that there are no nearby (within walking distance) grocery stores, medical facilities, or any businesses really. (aside from the two tasting rooms, a plant nursery, and the liquor store.) Also, where is all the water going to come from to accommodate all these new units? What about sewer? Can our little community handle these issues?

This is a scenic highway. Are we going to allow an ugly trailer park to be built here that will attract crime and drug use? I know that there is a small temporary trailer park right across from Lucky's in Sebastopol. Even with fulltime security, there is a lot of questionable activity and individuals with mental health issues that are frequently seen in that vicinity. Not to mention additional trailers and abandoned cars on the street. I really do want to help these individuals, and know there is a need, but am concerned that this is not the best place for this housing.

Also, I am concerned about how the property will be upkept and managed. You can see that the owners have left an abandoned shipping container, a fallen down tree, high weeds and blackberry bushes. This has been this way the entire last two years that I have lived at this property. If they can't even bother to fix these minor issues, how are they going to upkeep an entire trailer park?

I strongly oppose the rezoning of 8525 Graton Road.

Thank you for your consideration.

Kathleen Brown

8547 Graton Road

Sebastopol, CA 95472



THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Mary Tamargo

To: <u>PermitSonoma-Housing</u>

Subject: 141456 Sunset Avenue APN: 070-070-040 Guerneville

Date: Thursday, July 6, 2023 2:39:32 PM

EXTERNAL

Regarding the Proposal to change subject land use from UR 4 to UR 20

I have lived at 14141 Woodland Drive for over 30 years and strongly oppose the land use proposal from UR 4 to UR 20. The traffic on our hill has increased significantly over the 30 years I've lived here. Adding 20 more units would add to the congestion. With wildfires being a major concern this is also a concern of getting everyone off our hill. Quality of life, traffic and safety outweigh profit. I vehemently oppose a change of this land proposal.

Mary Tamaro 14141 Woodland Drive, Guerneville 95446 Sent from my iPad

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Paul R
To: PlanningAgency

Subject: Letter for all the Planning Commissioners re July 13, 2023

Date: Thursday, July 6, 2023 3:17:48 PM
Attachments: PRockett Let to PlanComm June 2023.pdf

Please provide the attached letter to all of the Members of the Sonoma County Planning Commission. These are comments on project PLP20-0018, the review of the Housing Element FEIR on July 13, 2023.

Thank you.

Paul Rockett 781 Ernest Dr. Sonoma, CA 95476 (925) 895-4501

6 July 2023, To Members of the Sonoma County Planning Commission:

The FEIR Housing Element before you is misleading and deeply flawed regarding both the Wildfire/Emergency Response sections 2.5 and 2.6, and the Population and Housing Section 4.14. Please reject the entire FEIR. Sections 2.5 and 2.6:

- 1) explicitly exclude consideration of wildfire risk, based on a court decision made TWO YEARS before the 2017 Nuns Fire,
- 2) ignore the impact of dead-end roads and police road closures on evacuations, and
- 3) utilize the totally unverified contention that in spite of a seven year reduction in County population, suddenly housing needs will grow 20% in the next 18 years a claim debunked by the State Auditor in April 2022.

The Planning Commission is in the unenviable position of being asked to forgo issues of citizen safety from wildfires in order to build copious market-rate homes with a shrinking population, and a small amount of affordable homes, where the need is greatest.

I. Wildfire/Evacuation Risk

First I would ask you all to reaffirm your belief that Climate Change is real, and that the extreme drought of the prior five years will return with a vengeance in coming years, triggering more and more-frequent Wildfires throughout our County. I beseech you to acknowledge that decisions you make today could well place new (and old) residents in paramount danger; people whose new homes may be located in or near High or Very High Fire Hazard Severity Zones (VHFHSZ). The Hanna project is directly across Arnold Dr. from a VHFHSZ, the Springs Specific Plan Donald St. area is WITHIN a VHFHSZ, and the Siesta Way Senior Center is at the choke point of a dead-end street, whose other end is in the middle of a VHFHSZ.

Under the present re-evaluation of fire hazard zones by Cal Fire, the Local Responsibility Areas of Hanna and the Springs Specific Plan Donald St. area will be assigned either High or Very High in early 2024. If you approve the Housing Element now, you'll never know how close those 59 parcels will be to high-risk fire zones.

The Housing Element FEIR links together all the projects now within the Sonoma Valley "Ring of Fire," including the SDC Specific Plan on Arnold, the Hanna project on Arnold, the Paul's Field Hotel and Housing on Verano, the Springs Specific Plan on Donald St., and the Siesta Way Senior Center in the Springs. Please look at a map. You'll see that you are contributing to the blocking of all escape routes from Glen Ellen, the Springs, and the north City of Sonoma. During the Nuns Fire of October 9-16, 2017, the following roads were closed by CHP:

SR-12 @ Cavedale
SR-12 @ Madrone
SR-12 @ Moon Mountain Rd.
SR-12@ Trinity Rd.
Arnold Dr. @ Madrone Rd.
Warm Springs @ Bennett Valley Rd.
SR-12 from Kenwood to Madrone Rd.
SR-12 at Melita Rd.

In the attached figure of the extent of the Nuns Fire you'll see that the mid-section of SR12 was overrun by fire, and was closed completely. Traffic north could only flow north; traffic south of Glen Ellen could only travel south. EVERYONE south had only SR12 and Arnold Dr. on which to evacuate. All other routes were blocked. In addition CHP directed all traffic at Verano and SR12 away from Arnold Dr and down SR12 to escape. The result was to cause a massive traffic backup within all approaching side streets (where I live). Neighbors stood in line for an hour to move 1-2 blocks. Some, in frustration, returned to their vulnerable homes, hoping the fire would miss them.

None of those road closures appeared in the SDC evacuation analysis, none of them. To date the SDC calculation was the only real attempt to simulate a wildfire-driven evacuation in any Specific Plan. This applies to the 59 sites you are reviewing now. No one on the ground, not police or firefighters believes that future fire evacuations will be any quicker or easier than the Nuns Fire. Neither should you.

Thus the claim in sections 2.5 and 2.6 that adding hundreds to thousands of new homes will have no significant impact on evacuation times is ludicrous at best and irresponsible at worst.

Notably absent from the discussion of section 2.6 was any discussion of dead-end roads. Several of the parcels you are reviewing are on dead-end roads, e.g. in the Springs. Title 14 of the California Fire Safe Regulations is clear than dead-end roads shall not have new development, if they exceed specific lengths (e.g. 800 feet if occupied by sub-one acre lots.) Have you considered this?

Lastly, the Court decision Cal Building Industry Assoc. v BAAQM District is used to justify ignoring placing new residents in fire-unsafe areas. Not so ironically, this decision occurred in 2015, two years before the Climate-induced fires of 2017, 2019, and 2021 occurred. While several other court decisions regarding evacuation have been made since 2015, none were referenced.

Please do not accept this FEIR, if based only upon the Wildfire sections 2.5 and 2.6. To do otherwise is to assure dangerous living conditions for future residents, conditions you would not wish your own children to live in.

II. Actual County Population is Shrinking

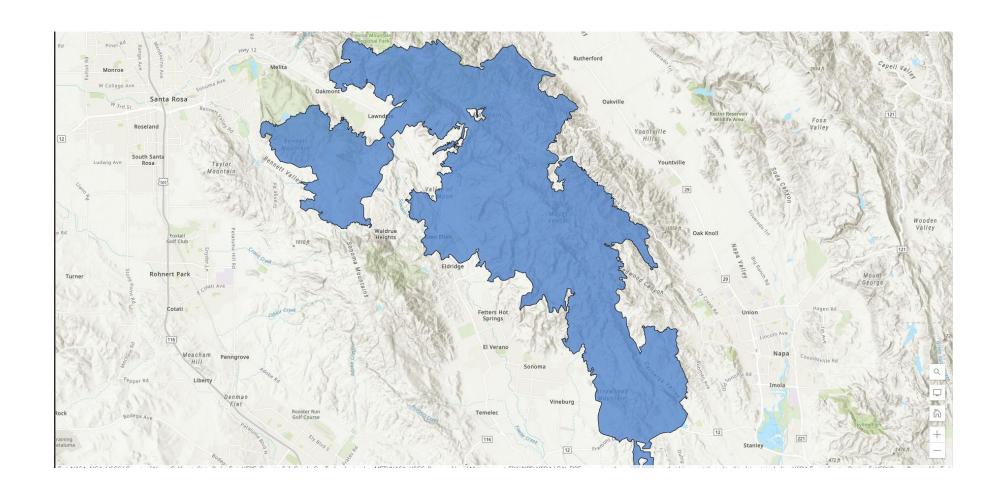
The driver of this FEIR is the need for affordable housing, which we all recognize. However, rather than build that directly, the County must build even more market-rate housing. The FEIR you are reviewing accepts the loss of 13% of the population in unincorporated areas over the last six years. Yet this FEIR claims a +0.8% growth in 2022, which is misleading and simply disinformation. The entire County's population in 2022 in fact shrank (it did not grow) by -0.5%! The unincorporated area population may be subject to boundary changes, but the total County population shows the continuing FALL of our population. We are adding market-rate houses, where the need is diminishing.

This is data directly from the Demographics Unit in the Cal Dept. of Finance. Look it up, please.

III. Conclusion – This FEIR proposes developing houses most of which will not be needed. In return it shoehorns the few who get into its affordable houses into areas near VHFHSZs and compresses all communities into choke points that will endanger their lives during evacuations. That is a poor tradeoff.

PLEASE DO NOT APPROVE THIS FEIR!

Thank you. Paul Rockett, 781 Ernest Dr., Sonoma, CA



Nun's Fire Extent

Oct. 9-16, 2017

From: <u>Ellen Chaitin</u>
To: <u>PlanningAgency</u>

Subject: Hanna Proposed Development **Date:** Friday, July 7, 2023 11:24:38 AM

EXTERNAL

Attention Commissioner Carr:

My family's home, that we have owned for 34 years, is on Loma Vista Drive, in the immediate area of Hanna Boys Center. I read Comm. Carr's letter in the paper and appreciated the notice that he provided. Most of my neighbors and I are extremely concerned about the Hanna proposed development because of safety issues. Let me say from the start, I support affordable housing as do the neighbors to whom I have spoken but that is not the issue. Hanna proposes a hotel and retail among a massive number of living units. I am alarmed that Hanna can be considered as a pipeline project almost assuring that its project will be approved in full.

Before we even start talking about Hanna's proposed development, let's consider the enormous impact of the Sonoma Development Center development on our area that will eventually flow to other areas of the valley. Entering Arnold Drive from Loma Vista, and all the other streets that must use it, already takes life saving precision. Add additional traffic from SDC and then Hanna's proposal, the situation will be life threatening. Next we need to consider the traffic on both Arnold and Sonoma highway. By mid-day, the traffic is a crawl. If a fire necessitates evacuation, traffic will come to a standstill as it did the last time around. I understand that an emergency road is included in the SDC project but none is possible in the Hanna area. We must consider safety and plan accordingly for all proposed projects. Although I hope not, future fire is a realistic expectation.

I know other people are appropriately concerned about the inability of infra structure to support Hanna's proposal and the inclusion of the Hanna parcel in the Housing Element.

In conclusion, Hanna's mission has been to provide adolescent boys with a stable, alternative residence and school. The community has supported Hanna thru the years despite its difficulties. This proposed project has absolutely nothing to do with its mission and it doesn't need this humongous development to support its endowment and mission. I wonder if

its proposal is merely an attempt to position itself to negotiate and is surprised that reasonable minds are treating it as a serious proposal.

Thank you for your time.

Ellen Chaitin

From: Geoff Harrison

To: PermitSonoma-Housing

Subject: PLP20-0018

Date: Friday, July 7, 2023 3:05:26 PM

Dear sirs,

I received your letters regarding APN sites 039-320-051 and 039-390-022 and the upcoming hearing on July 13th at 1 PM. One is to add WH workforce housing and one is to change a parcel from R11 to R20 high density dwelling. I spent a few hours reading all the information online but was really looking for what the plan would be for these two sites. If there are plans other than the changes above, where can I view them? I could not find specific future architectural plans or descriptions for these sites.

Anything you can provide would be helpful.

Thank you,

Geoff Harrison 479 Manka Circle Santa Rosa, CA 95403

From: <u>Josine LaMonica</u>
To: <u>PermitSonoma-Housing</u>

Subject: County of Sonoma 6th Cycle housing - Permit Sonoma File # PLP20-0018

Date: Friday, July 7, 2023 2:10:48 PM

EXTERNAL

How can I state the negative impact this will make on the surrounding community, I can not put into words.

I am the owner of the unfortunate property located right across the street from this project. My surrounding neighbor's and I will be impacted by TRAFFIC, High CRIME, and the loss of wildlife that comes and goes through this area. What is a happy rural area will now become a nightmare and an unhappy place for those who are within the area of the build. I have had my home for 33 years and now I am faced with the fact that I will have to sell, and that the property will no longer be worth anything. Because no one wants to live across from this dense over populated housing.

There are better locations for this type of housing, and HATCHERY ROAD is not one of them. We have no need for this type of housing here, those of us who want to live a better life with some space have now had that taken away because of **GREED**.

I am one land owner, who pay very high 'UNINCORPORATED' taxes to have a bit of land and now it will be worthless.

I don't know what the others think but already 2 houses on this street are going up for sale.. That is sad, and it all because of this permitted housing.

You are destroying a good community, and making it a horrible place to live and have no regard for the surround area.

Thank you for crushing my home

Josine LaMonica

This email and any files transmitted with it are confidential & intended solely for the use of the individual or entity to whom they are addressed. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this e-action in reliance on the contents of this information is strictly prohibited.

From: Paul R
To: PlanningAgency

Subject: Comments on Housing Element 6 - July 13, 2023

Date: Friday, July 7, 2023 12:27:51 PM

7 July 2023 781 Ernest Dr. Sonoma, CA 95476

To members of the Sonoma County Planning Commission:

Re Subject – upcoming review of Housing Element 6, Project PLP20-0018

The Housing Element 6 set before you includes a covert process, more akin to a desperate bureaucracy than to a representative government. The Housing Element DEIR explicitly and FEIR implicitly include references to including "projects already in the development pipeline" and that "the remaining 569 dwelling units required in the County under the 6th cycle RHNA would be accommodated by currently planned and approved units in development..." One obscure reference in the extensive Housing Element documentation refers to the Hanna Project as one of these pipeline properties.

This is an obvious cynical mechanism for reducing the need for a detailed review of in-process planning for projects. We in the nearby communities urge you to remove any reference in the new Housing Element to projects other than the 79 identified parcels.

What other projects are included, but not directly stated in the Housing Element? Is the Springs Specific Plan and its 598 homes being taken for use in the new Housing Element? Will this mechanism be used to steamroll past the new changes by Cal Fire in confirming higher fire risk within the Donald St. part of the Springs Specific Plan and directly adjacent to the Hanna Project?

Both Hanna and the Springs Specific Plan/Donald St share deep concerns regarding building within or near a Very High Fire Hazard Severity Zone. You in the Planning Commission should be worrying about the ability of any of the new residents to obtain Fire insurance coverage. In my home in the Donald St area I can find NO insurance company, besides my grandfathered company that will offer me coverage. NO ONE. You should also be worrying about the collective effects of the SDC Specific Plan (1000 homes) – the Hanna Project (600 homes) – the Pauls Field Hotel and Housing (200 homes) – the Springs Specific Plan/Donald St. (598 homes) – and the Siesta Way Senior Housing Facility (94 homes). Wildfire evacuations of each facility will pile up on top of the next facility from Arnold down to Verano, and from SR12 down to Verano. Surely you don't think that adding 2500 homes and 5000 cars will have NO impact

upon crowded roads during an emergency evacuation – DO YOU?

Do you remember the long evacuation times during the Nun's Fire just six years ago? I do.

The affected communities deserve a full discussion and review of nearby projects. Please see that this modicum of civilization continues in Sonoma County. Remove any references to any project other than the 79 chosen parcels within the Housing Element 6th Cycle.

Thank you.

Paul Rockett

From: Sean Fischer
To: PlanningAgency

Subject: Comments re Adoption of the proposed Housing Element for the 6th Housing Element Cycle

Date: Friday, July 7, 2023 2:32:36 PM

Commissioners:

My name is Sean Fischer and I am a resident of Sonoma, District 1.

I am writing to voice my concerns and register my opposition to the following components of the Housing Element Update package:

- 1. Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment)
- 2. Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
- 3. Amendments to zoning on up to 55 sites to allow increased residential development
- 4. Amendments to text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at adoption of the 6th Cycle Housing Element

In particular, I object to the inclusion of the Hanna parcel in the Housing Element because that issue was never properly presented to the public and has not been fully vetted. Specifically:

- In Paragraph 2.6.3, the Housing Element Update Draft EIR mentions 79 sites in Sonoma County that would satisfy the state imposed RHNA. Four of the 79 sites in the Housing Element Update Draft EIR are in the area called Agua Caliente. None of the four are the Hanna site. I have been unable to identify any mention of the Hanna site or project in the Draft EIR.
- The Housing Element Review Draft (December 2022) also does not mention the Hanna site or project and states that Area 9 (Sonoma Valley) has a total Realistic Unit Capacity of 280 units.
- It is completely unfair to place the majority of the RHNA burden on Sonoma Valley, forever altering life for residents there. Hanna represents 668 of the 1,253 or 52.9% of the County "Pipeline." Sonoma Valley Projects including Hanna represent 868 or 68.7% of the Pipeline. While this might be the most expedient resolution for the Planning Commission and the Board of Supervisors, it is unfair to the residents of the entire County.

Sonoma Valley has insufficient infrastructure, jobs and services to accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are two-lane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very

High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. Seniors are the highest risk-group during fire evacuation, yet the Hanna site is being considered for a senior living facility.

There is extremely limited public transportation to or from the Hanna site.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Thank you for your consideration.

Respectfully, Sean Fischer

From: Sylvia Schwartz
To: PermitSonoma-Housing
Subject: Proposed Zoning change
Date: Friday, July 7, 2023 12:33:48 PM

EXTERNAL

Re: APN:047-152-019 APN:047-152-020

As the owner of the above two parcels which are proposed to undergo zoning change, I wish to strongly urge support of this proposal. There is great need for additional housing in Sonoma County. My property would serve ideally since it has roads both on the front and back with city water available on one road and city sewage connection on the other.

I also support a percentage of the housing dedicated to affordability for low income families.

Sincerely, Sylvia Schwartz Sylvia Schwartz Trust

415-383-0506

Sent from my iPad

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: bnelcom@comcast.net
To: PlanningAgency

Subject: Opposition to the Hanna Center"s Proposed Development and Its Inclusion in the Housing Element

Date: Saturday, July 8, 2023 11:42:18 AM

My husband, Craig Tracy, and I live in a home that abuts the property the Hanna Center owns and proposes to develop. We are strongly opposed to this development for the compelling reasons outlined below and want to register our opposition to the following components of the Housing Element Update package:

- 1. Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment)
- 2. Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
- 3. Amendments to zoning on up to 55 sites to allow increased residential development
- 4. Amendments to text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at adoption of the 6th Cycle Housing Element

In particular, we object to the inclusion of the Hanna parcel in the Housing Element because that issue was never properly presented to the public and has not been fully vetted. Specifically:

- in Paragraph 2.6.3, the Housing Element Update Draft EIR mentions 79 sites in Sonoma County that would satisfy the state imposed RHNA. Four of the 79 sites in the Housing Element Update Draft EIR are in the area called Agua Caliente. None of the four are the Hanna site. I have been unable to identify any mention of the Hanna site or project in the Draft EIR.
- The Housing Element Review Draft (December 2022) also does not mention the Hanna site or project and states that Area 9 (Sonoma Valley) has a total Realistic Unit Capacity of 280 units.
- It is completely unfair to place the majority of the RHNA burden on Sonoma Valley, forever altering life for residents there. Hanna represents 668 of the 1,253 or 52.9% of the County "Pipeline." Sonoma Valley Projects including Hanna represent 868 or 68.7% of the Pipeline. While this might be the most expedient resolution for the Planning Commission and the Board of Supervisors, it is unfair to the residents of the entire County.

Sonoma Valley has insufficient infrastructure, jobs and services to accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are two-lane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and

dangerous. Seniors are the highest risk-group during fire evacuation, yet the Hanna site is being considered for a senior living facility.

There is extremely limited public transportation to the Hanna site.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Sincerely,

Barbara Nelson & Craig Tracy

16675 Arnold Drive; Sonoma, CA

From: Fred Allebach

To: <u>PlanningAgency</u>; <u>Scott Orr</u>

Subject: Public comment on County Housing Element Final EIR, For 7/13/23 BZA agenda item PLP20-0018

Date: Saturday, July 8, 2023 1:18:27 PM
Attachments: County HE FEIR public comment.docx

Fred Allebach 7/8/23

Public comment on County Housing Element Final EIR

For 7/13/23 BZA agenda item PLP20-0018 1,150 words/ two+ pages is all

https://permitsonoma.org/planningcommissionmeetingjuly132023

This is a public comment on the County Housing Element (HE) EIR. I will address the phenomena of using CEQA to stall and kill projects of all types. It is <u>well known</u> that CEQA is used in any way possible to find impacts to stall and hold projects up. Yet, the County has to find room for 3,800 units in the 6th cycle HE and with the housing inventory no net loss law, near 50% of these have to be for, and to find potential space for, people who make Low and Very Low annual income.

These units have to go somewhere in the County's unincorporated area and it is unrealistic to insist on no environmental impacts when the social equity leg of the sustainability triple bottom line, as it pertains to housing, is so far in a deficit here.

It's only right that many of these 6^{th} cycle RHNA allocation site inventory units go, for example in unincorporated Sonoma Valley, in TCAC Highest Resource Opportunity Areas like where the Hanna Project site is and where the SDC site is. This siting of 6^{th} cycle housing inventory acts to integrate these TCAC (CA state tax credit allocation committee) Highest areas along class and race levels so they don't stay only white, wealthy, and low density. What these sites do is to balance the sustainability TBL, which needs correction to the equity bottom line.

Environmental protections, while needed, valid, and desirable, have been used to create an untenable housing situation in the state and Sonoma County, and in Sonoma Valley. It is not for nothing that CEQA is being contemplated to be waived for homeless shelters and low-income housing in AB 1907. Changes to the General Plan (GP) and zoning are justified; the County HE has to adapt to changing circumstances, especially when lower income people stand to be harmed by pressure to be consistent with current GP and zoning policy.

As a Sonoma Valley resident up on current events, I have a concern that this BZA hearing on

GP and zoning amendments, and on the 6th cycle HE CEQA FEIR, will be used as a vehicle to attack the Hanna pipeline project in an overall effort aligned with the SDC project resistance, to keep Sonoma Valley less dense and to avoid impacts from the County's RHNA obligation here.

Permit Sonoma should expect another lawsuit on the Hanna pipeline project similar in basis to that of the SDC project. Now is not the time to discuss the merits of any particular projects, but as noted above, CEQA is but the first stage of project merit resistance. I encourage the Planning Commission and BOS to see the larger game in play here and contemplate just where the 6th cycle site inventory is supposed to go? Are not urban service areas (USAs) near urban areas appropriate for County HE infill? If not here, where? Somebody else's back yard?

Is it justifiable to maintain unincorporated area segregation on the basis of environmental risks that all residents must bear anyway? How many ways can segregation be justified? Do possible EIR impacts justify building a wall and keeping more people out, esp. if in the 6th cycle HE @ 50% of units have to be for lower income and there are legal teeth to make sure these units get produced?

The County can't force these units into cities; the units have to go in unincorporated areas, mostly in USAs.

Amendments to the GP and to zoning status quo are justified and called for bc things can't stay the same here and still make room for the needed housing in unincorporated areas, esp in TCAC Highest Resource Opportunity Areas. Urban service areas like where the Hanna Project is, are the exact areas that should be used for infill projects and not treated as if they were wilderness. USAs near cities are the County's housing sacrifice zones where there is municipal water and sewer, and where proximity to urban areas is close by, a lot closer than people having to drive in from American Canyon, Fairfield or Lake County. Let's get real about cumulative VMT impacts if Sonoma Valley externalizes its housing needs.

CEQA and environmental impacts need to be put in larger perspective, and the sustainability triple bottom line and full cost accounting need to make room for social equity in a place where green protections are so far out of balance and top heavy. Sonoma Valley has a City UGB and unincorporated green separators that hem all development into a small, proscribed USA area. Are we to believe that even this USA infill is too much to bear? C'mon!

Given that the County has a serious housing crisis of long-term duration and it keeps getting worse in part due to underproduction of units and lack of supply, something has to give in land use planning, GP amendments, zoning changes, and the Housing Element site inventory so as to accommodate the lower-income people who keep getting displaced from the County. If this comes at a cost of higher VMT, well that may have to be an unavoidable effect be the

only other alternative is using CEQA to build a wall around the County and turn away all new people, (and thereby creating more housing scarcity and driving up housing prices even higher) even as the existing residents are wasteful and have high GHG impacts themselves in their single-family homes.

The GP and zoning need to adapt and not be seen as strict constructionist, never able to be changed. Are we planning textualists and literalists or adaptationists? IMO, the GP has to be a living document, not cast in stone. How did Sonoma County ever get from giant ranches and all mixed ag lands to where we are today if there were never any zoning changes?

I encourage the PC to not make CEQA trouble on the HE site inventory. The HE will have to have site inventory for the full AMI range of the 6th cycle RHNA allocation and if the County is lucky it may get near a quarter of that RHNA in the one Hanna pipeline Project, this in a Sonoma Valley sorely in need of new supply of all types, and in an area that calls to be integrated by, for now with the Hanna draft project, at least a 25% inclusion of lower income and senior housing, if not more.

The County does not control City centers and it's not feasible or realistic for the County at this point to try and put its RHNA onto cities; that's not the County HE charge now. What's proper here is to amend the GP and zoning and to use the urban service areas, especially those near cities like in Sonoma Valley, to satisfy its 6th cycle RHNA.

Fred Allebach 7/8/23 **Public comment on County Housing Element Final EIR** For 7/13/23 BZA agenda item PLP20-0018

https://permitsonoma.org/planningcommissionmeetingjuly132023

This is a public comment on the County Housing Element (HE) EIR. I will address the phenomena of using CEQA to stall and kill projects of all types. It is <u>well known</u> that CEQA is used in any way possible to find impacts to stall and hold projects up. Yet, the County has to find room for 3,800 units in the 6th cycle HE and with the housing inventory no net loss law, near 50% of these have to be for, and to find potential space for, people who make Low and Very Low annual income.

These units have to go somewhere in the County's unincorporated area and it is unrealistic to insist on no environmental impacts when the social equity leg of the sustainability triple bottom line, as it pertains to housing, is so far in a deficit here.

It's only right that many of these 6th cycle RHNA allocation site inventory units go, for example in unincorporated Sonoma Valley, in TCAC Highest Resource Opportunity Areas like where the Hanna Project site is and where the SDC site is. This siting of 6th cycle housing inventory acts to integrate these TCAC (CA state tax credit allocation committee) Highest areas along class and race levels so they don't stay only white, wealthy, and low density. What these sites do is to balance the sustainability TBL, which needs correction to the equity bottom line.

Environmental protections, while needed, valid, and desirable, have been used to create an untenable housing situation in the state and Sonoma County, and in Sonoma Valley. It is not for nothing that CEQA is being contemplated to be waived for homeless shelters and low-income housing in AB 1907. Changes to the General Plan (GP) and zoning are justified; the County HE has to adapt to changing circumstances, especially when lower income people stand to be harmed by pressure to be consistent with current GP and zoning policy.

As a Sonoma Valley resident up on current events, I have a concern that this BZA hearing on GP and zoning amendments, and on the 6th cycle HE CEQA FEIR, will be used as a vehicle to attack the Hanna pipeline project in an overall effort aligned with the SDC project resistance, to keep Sonoma Valley less dense and to avoid impacts from the County's RHNA obligation here.

Permit Sonoma should expect another lawsuit on the Hanna pipeline project similar in basis to that of the SDC project. Now is not the time to discuss the merits of any particular projects, but as noted above, CEQA is but the first stage of project merit resistance. I encourage the Planning Commission and BOS to see the larger game in play here and contemplate just where the 6th cycle site inventory is supposed to go? Are not urban service areas (USAs) near urban areas appropriate for County HE infill? If not here, where? Somebody else's back yard?

Is it justifiable to maintain unincorporated area segregation on the basis of environmental risks that all residents must bear anyway? How many ways can segregation be justified? Do possible EIR impacts justify building a wall and keeping more people out, esp. if in the 6th cycle HE @ 50% of units have to be for lower income and there are legal teeth to make sure these units get produced?

The County can't force these units into cities; the units have to go in unincorporated areas, mostly in USAs.

Amendments to the GP and to zoning status quo are justified and called for bc things can't stay the same here and still make room for the needed housing in unincorporated areas, esp in TCAC Highest Resource Opportunity Areas. Urban service areas like where the Hanna Project is, are the exact areas that should be used for infill projects and not treated as if they were wilderness. USAs near cities are the County's housing sacrifice zones where there is municipal water and sewer, and where proximity to urban areas is close by, a lot closer than people having to drive in from American Canyon, Fairfield or Lake County. Let's get real about cumulative VMT impacts if Sonoma Valley externalizes its housing needs.

CEQA and environmental impacts need to be put in larger perspective, and the sustainability triple bottom line and full cost accounting need to make room for social equity in a place where green protections are so far out of balance and top heavy. Sonoma Valley has a City UGB and unincorporated green separators that hem all development into a small, proscribed USA area. Are we to believe that even this USA infill is too much to bear? C'mon!

Given that the County has a serious housing crisis of long-term duration and it keeps getting worse in part due to underproduction of units and lack of supply, something has to give in land use planning, GP amendments, zoning changes, and the Housing Element site inventory so as to accommodate the lower-income people who keep getting displaced from the County. If this comes at a cost of higher VMT, well that may have to be an unavoidable effect bc the only other alternative is using CEQA to build a wall around the County and turn away all new people, (and thereby creating more housing scarcity and driving up housing prices even higher) even as the existing residents are wasteful and have high GHG impacts themselves in their single-family homes.

The GP and zoning need to adapt and not be seen as strict constructionist, never able to be changed. Are we planning textualists and literalists or adaptationists? IMO, the GP has to be a living document, not cast in stone. How did Sonoma County ever get from giant ranches and all mixed ag lands to where we are today if there were never any zoning changes?

I encourage the PC to not make CEQA trouble on the HE site inventory. The HE will have to have site inventory for the full AMI range of the 6th cycle RHNA allocation and if the County is lucky it may get near a quarter of that RHNA in the one Hanna pipeline Project, this in a Sonoma Valley sorely in need of new supply of all types, and in an area that calls to be integrated by, for now

with the Hanna draft project, at least a 25% inclusion of lower income and senior housing, if not more.

The County does not control City centers and it's not feasible or realistic for the County at this point to try and put its RHNA onto cities; that's not the County HE charge now. What's proper here is to amend the GP and zoning and to use the urban service areas, especially those near cities like in Sonoma Valley, to satisfy its 6th cycle RHNA.

From: marilyn wolters
To: PermitSonoma
Subject: 16450 Laughlin Road

Date: Saturday, July 8, 2023 11:45:55 AM

EXTERNAL

From: marilyn wolters

Sent: Friday, July 7, 2023 3:31 PM

To: Permit-Sonoma-housing@sonoma-county.org <Permit-Sonoma-housing@sonoma-county.org>

Subject: 16450 Laughlin Road

Dear Permit Sonoma:

I am submitting my objections to your building the proposed units on Laughlin Road:

We are already isolated by flash flooding of Fife Creek. There are many days when we cannot leave the valley, except by hazardous roads if they are open. How could you consider adding more residents?

Climate change is here and unforeseeable. Runoff from the 83 units on that site will increase flooding drastically. This will impact those here already and increase flooding at the elementary school.

Many of us are elderly and might require urgent care. Additional flooding interferes with our ability to leave the valley should our health demand it.

We are in an area regarded as high fire risk by Cal Fire. We are surrounded by flammable forest. Wildfires are projected to get worse. Building in high risk areas should not be considered.

We have already been evacuated twice for wildfires. Evacuation was difficult with the number of residents who already live here. Adding more would make it so much more difficult.

The county says it is committed to reducing greenhouse gas. There are few jobs in Guerneville, so this would encourage more commuting and make roads more crowded.

Many products and services cannot be purchases in Guerneville, requiring trips to Santa Rosa and beyond. It will be a while before we all have electric cars. This too will increase greenhouse gases.

Is there adequate infrastructure? How much additional infrastructure will be needed for community safety and at what expense?

Can the sewer support this increase? Can the water system?

Thank you very much,

Marilyn Wolters

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Sean Maley <u>PermitSonoma</u> To:

permitsonoma-housing@sonomacounty.org Cc:

Subject: 16450 Laughlin Road

Date: Saturday, July 8, 2023 4:19:49 PM

image001.png image002.jpg **Attachments:**

am in objection t	to the proposal of	84 units on 164	150 Lauhlin Ro	ad for the follo	wing reason
side the fact that	t once you turn lef	t on Laughlin to	o access this p	roperty, it is a	1 lane road:
		?			
ean Maley and D	avid Hasslinger				

Steps to full loan approval

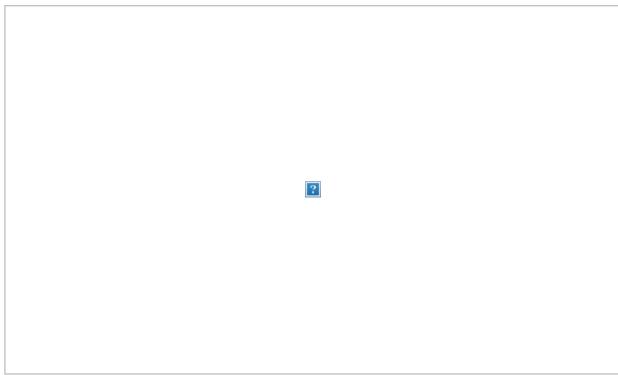
CA BRE #:1057229 | NMLS #: 237207

Email: smaley@guaranteemortgage.com

Website: http://www.guaranteemortgage.com/agents/sean-maley

Sean Maley

Direct: 415-845-9700 EFax: 415-329-1951



Confidential: This electronic message and all contents contain information from Guarantee Mortgage which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee(s) only. If you are not an addressee, any disclosure, copy, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify the sender by reply e-mail and destroy the original message and all copies. Thank you.

Alert: For your protection, we remind you that this is an unsecured email service that is not intended for sending confidential or sensitive information. Please do not include your social security number, account number, or any other personal or financial information in the content of the email.

From: <u>Darren Perry</u>

To: <u>PermitSonoma-Housing</u>

Subject: Stakeholder Comment re: County of Sonoma 6th Cycle Housing Element, Permit Sonoma File No. PLP20-0018

Date: Sunday, July 9, 2023 3:58:42 PM **Attachments:** Jeannette Ave at Hicks Road.jpg

Hicks Road.jpg

Hicks Road at Jeannette Ave.jpg Hicks Road Frontage.jpg

We are writing to oppose the staff recommendation of a zoning amendment at 3280 Hicks Road, APN 130-146-003, as described in County of Sonoma 6th Cycle Housing Element, Permit Sonoma File No. PLP20-0018, which proposes to change an existing density of two dwelling units per acre (B6 2 DU) by a factor of ten, to allow twenty dwelling units per acre (B6 20 DU). The change would allow for 40 dwelling units on the 2.08-acre parcel at issue.

- This update is inconsistent with, and incompatible with, all adjacent properties.
- It will create a burden on existing infrastructure.
- Its stated goal of providing low-income housing opportunities is at odds with the public transportation system and employment opportunities in the area.
- The property is currently being marketed as a "Development Opportunity" the rezoning application is an opportunity to increase the marketability of the property.

3280 Hicks Road is surrounded by three large properties with Agricultural/Residential (AR) Zoning, two properties of less than .25 acre each with Low-Density Residential (R1) Zoning, and a 4.33-acre parcel zoned Rural Residential. The 4.33-acre parcel includes a working apple orchard which abuts 3280 Hicks Road. There is no gradual change in density possible. Rather, this parcel would become an island of high-density housing on a rural road in a rural neighborhood of unincorporated Sonoma County..

Development at the scale proposed would create a burden on existing infrastructure. 3280 Hicks Road sits at the corner of Hicks Road and Jeannette Avenue. Hicks Road is a narrow, two-lane road, while Jeannette Avenue is a single-lane road (see photos). Stormwater flow is overland, and in roadside ditches. There is no municipal water service.

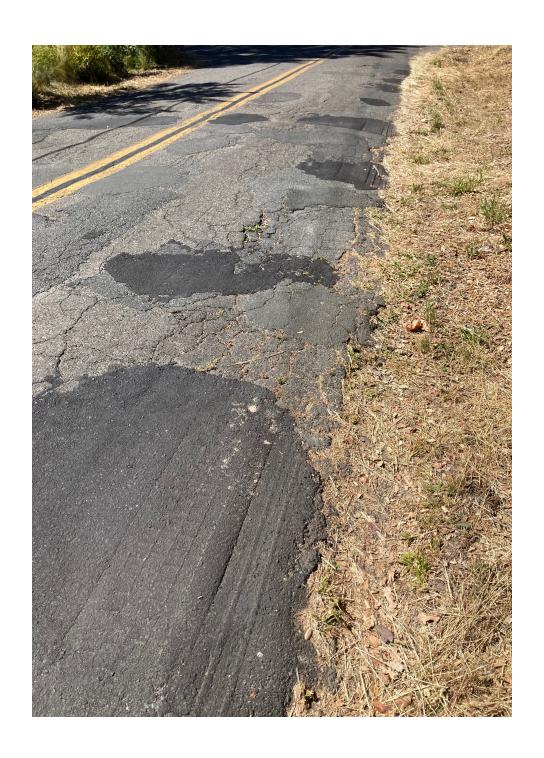
This zoning change is proposed in the context of "further[ing] the goal of meeting the existing and projected housing needs for all household income levels." While necessary and commendable, there is little public transit infrastructure to support commuting and there are few local businesses providing employment opportunities.

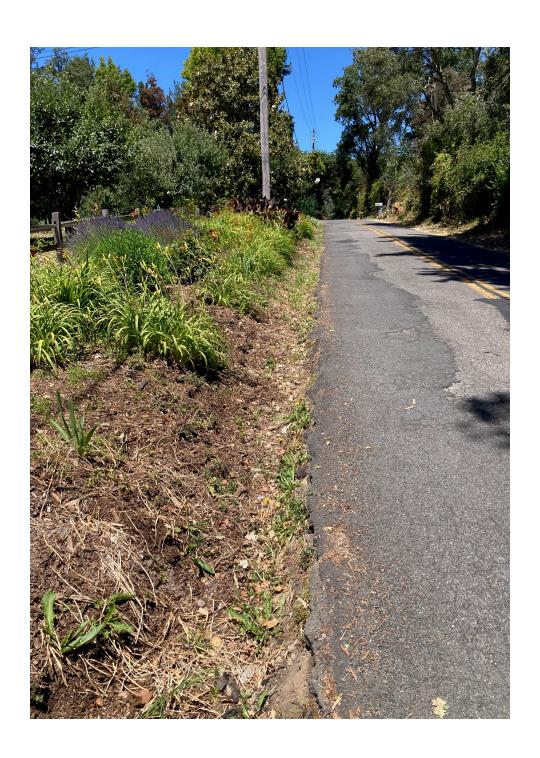
This property has been listed for sale for some time, with a sign promoting it as a "Development Opportunity" - currently, that opportunity is limited to the creation of 4 dwelling units on 2.08 acres, consistent with adjacent properties. Given the slightly higher density of development on Jeannette Avenue on the edge of unincorporated Graton (4 units per acre rather than 2), there is an opportunity to increase density in a way that is not disruptive or out of place. While there may be a middle ground, B6 20 DU--an increase by a factor of ten--is not consistent with that approach.

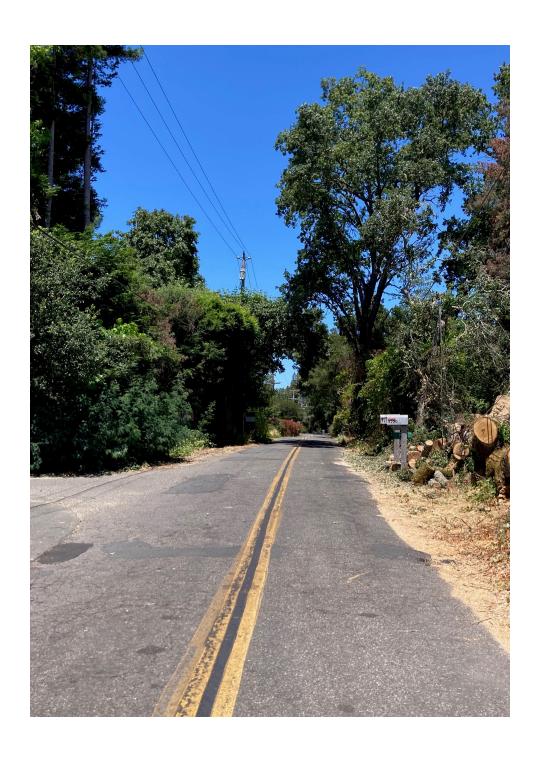
Finally, with respect to the zoning amendment portion of the Housing Element Update, the

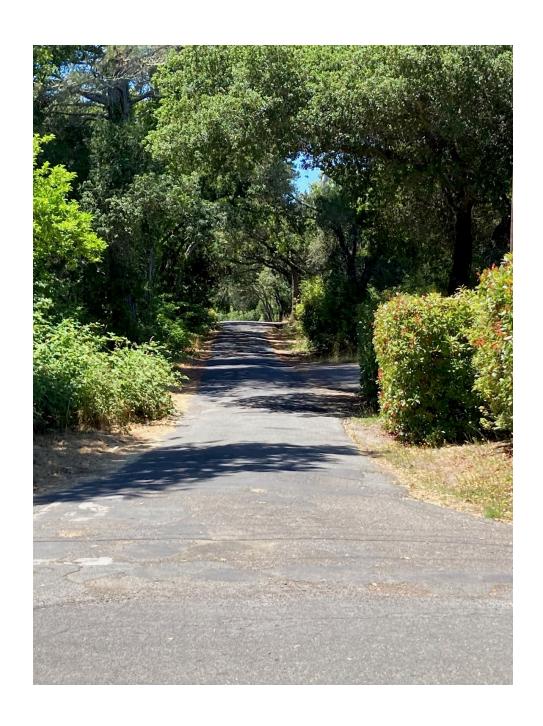
process has not been transparent. Notice has been extremely short, making it impractical, if not impossible, for comments to be incorporated into the staff report. Our notice is dated July 3, and it requests written comments "at least ten days prior to" the July 13 hearing, for inclusion in the staff report. Mailing the notice ten days before the hearing made it impossible for these comments to be incorporated into the staff report. We intend to appear remotely at the hearing.

Respectfully submitted, Darren Perry and Marci Reichbach 3287 Hicks Road









From: <u>Jaye Deane Griffiths</u>
To: <u>PlanningAgency</u>

Subject: Fwd: Proposed re-zoning for 83 units at 16050 Laughlin rd Guerneville Attention: Board of Zoning Adjustments/

board of Supervisors Action

Date: Monday, July 10, 2023 8:57:02 PM

----- Forwarded message -----

From: Jaye Deane Griffiths < i.d.griffiths55@gmail.com>

Date: Mon, Jul 10, 2023 at 8:53 PM

Subject: Proposed re-zoning for 83 units at 16050 Laughlin rd Guerneville Attention: Board of

Zoning Adjustments/ board of Supervisors Action To: < Permitsonoma-housing@sonomacounty.org>

AttentionBoard of Zoning Adjustments/board of supervisors action

Project: 16050 Laughlin rd Guerneville 83 units

I write today to voice my concerns about the building of 83 units at 16050 Laughlin rd. Guerneville. Building on this property intentionally puts the community at risk and in harm's way.

FLOODING

The impact of flat surface density on land versus porous surface negatively impacts hydroscopic absorption. This absorption is coefficient of the land and increases the sheet-flow coming off of said property during storms which directly impacts the flow of Fife Creek. The entirety of this property directly borders Fife Creek.

Additionally, modifying the topography of the land runs the risk of adding to and changing the current flood plain. The change in porosity and permeability to the geographical area adds to the increased sheet flow and increases flooding, endangering lives causing increased emotional toxic stress as well as physical duress which creates a negative impact on our healthcare system and over-stresses Medicare with the current number of elderly living in the community. This decision puts the elderly in jeopardy during a health emergency and feels as if they are being tossed by the wayside.

Has an analysis of properties that may change from the 50 yr. to the 100 yr. flood plan been completed? I ask as this will significantly change the financial impact when insuring our property.

FIRE

Cal Fire map has this property listed as a concern. How can Sonoma County approve additional units to be built in an area with but one safe road to exit. This creates congestion as experienced in the Paradise Fire which puts lives in peril and causes people to parish waiting in lines of traffic.

After recent evacuation mandates and the difficu; ties in getting current residents to safety, it

seems adding additional population density as proposed would only further stress the already burdened Fire Dept, Cal Fire, and the infrastructure. All this putting the community at risk, especially the very young and the elderly

GREENHOUSE GAS IMPACT

As stated in the CLIMATE CHANGE ACTION RESOLUTION

in the Permit Sonoma Resolution highlights TO REDUCE

Goal #4 - Reduce travel

demand through focused growth

GOAL OF INCREASING

RESILIENCE

Goal #! - promote

healthy, safe communities

Goal #3 - promote a

sustainable climate resilient economy

As stated in "to Reduce" goal #4 How does adding 83 units to a community that has limited employment locally conform to reduced travel demand?

One might conclude there would be additional driving and commuting adding to the greenhouse impact

As stated in "increasing resilience" goal #! - With additional flooding likely due to additional sheet flow off the property

Fire evacuation congested traffic

Children walking past the propert to get to school

with no sidewalks

Children needing to be evacuated from school during

a flood and elderly stranded at risk medically

How does any of the above comply with a healthy

safe community?

As stated in goal #3 - with reference to a sustainable climate: When we added onto our home we were required to plant 15 trees.

How many additional trees will be

required in building 83 units?

Will old growth trees be removed in

order to build? The carbon sink in Old Growth can't balance new planting.

How does the above contribute to a sustainable

climate?

Lastly my most egregious concern as a mother and a grandmother is for the safety and welfare of the children. Watching them walk to school, past this property, and hearing them playing at recess is a bright spot in my life. Imagining the additional traffic due to 83 units being built in a community without sidewalks, endangering children, leaves me speechless. We were considering moving our grandchildren here to enter the Guerneville school, but are currently

rethinking the decision. The thought of safely walking to school or being evacuated during a flood is of grave concern. Studies show the negative effect of emotional toxic stress (experienced during a flood) impacts our health especially in children.

I ask what the county plans to do to protect our children? The children that may live in the proposed property, will they be informed of the many times Fife Creek currently floods? That in the past children were carried to safety from the school during one of the many floods? This toxic stress will affect their lives hence forward. I ask that you take into consideration the risk to the community this build will cause and keep all out of harm's way for the greater good.





From: Paul Chaussee

To: <u>PermitSonoma-Housing</u>

Cc: Renee Donmon; Renee Donmon

Subject: APN: 047-152-019 - Goodwin Avenue

Date: Sunday, July 9, 2023 9:50:09 AM

EXTERNAL

To County Supervisors,

We have questions on how the new zoning to increase residential high density per acreage if passed would deal with some issues we currently have in our area.

- 1. Road conditions are very poor, the county can not keep up on maintaining the current poor conditions, how will this be dealt with in future if rezoning and development happens?
- 2. The speed limit was increased from 25 to 30mph a few years back and its affecting wildlife, even more deceased wild animal are being hit on sides of our roads, will speed limit be changed back before large impact of 20 plus more vehicles are added to the area?
- 3. The faster cars affect pedestrians and bicyclist who walk and ride the area daily, there are not safe places to get off the road in many area and many blind spots will something be done to address this before large developments happen and many new tenants are living in area and have visitors driving to this development?
- 4. With 20 units how will you deal with the added vehicle parking, 20 new cars plus visitors parking is there a proposed development to see now?
- 5. How many levels/stories are proposed for 20 per acre infill housing? How will this integrate into the look of a rural neighborhood?
- 6. Why choose this rural area with poor public transit access, no grocery shopping in walking distance yet there is a tavern/bar in walking distance? Is there plans for more development to accommodate this zoning we don't know about yet?
- 7. There is only one county bus line in this area, why not choose an area with multiple bus lines or near SMART train stops?
- 8. What is the access to public sewage, water lines, how much work will need to happen to bring utilities to this hi density development to accommodate this large project, how will this affect the neighbors with construction for unknown amount of months, noise, blocked roads, driveways?
- 9. Does this set a precedent to have more properties try to subdivide into many homes on country property that current ground water, or septic can not handle?

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Comments about the proposed rezoning of parcel 134-111-020, at 3427 Moorland Ave. 95407 for High Density Residential Housing from property owners within the immediate area:

- We strongly oppose the rezoning to allow High Density housing. This is a peaceful rural residential neighborhood with most homes on parcels with large lots or acreage, giving needed separation between residents.
- This neighborhood is mostly owner occupied by long term residents who take pride in, and care for their neighborhood and properties. It is very likely that, when a High Density housing project is allowed in the middle of an established rural residential neighborhood, it has the potential to upset the delicate balance.
- We all have wells to serve our domestic water supply., and are concerned that the drilling of new, and deeper wells nearby to serve the High density Housing could negatively impact our only water supply, since the parcel in question is outside of the proposed city of Santa Rosa boundary, and is not served by City water service.
- -Currently, the high volume of traffic, funneling into Moorland avenue, at peak time makes for extremely long delays for drivers trying to make left turns onto Todd Rd. to access HWY 101, or Santa Rosa Ave. This would likely get worse if High density Housing were to be allowed in this neighborhood.
- Moorland Avenue is a narrow residential road that already has a high volume of traffic, and serves as an alternate North-South route for drivers wanting to avoid HWY 101 or Santa Rosa Ave. A High Density Housing project would only add to the dangerous road conditions that already exist. Drivers routinely run the stop sign at West Robles and Moorland Avenue. The traffic on Moorland ave, being used as an alternate route, is ALREADY expected to increase significantly once all of the Very High Density housing projects in the process of being built nearby on Santa Rosa Ave, Yolonda Ave, and Kawana Springs Rd, are completed and occupied by the many thousands of new residents. Adding to the congestion in our area could have disastrous affects on our quality of life.
- There are no sidewalks on this section of Moorland Ave for safe pedestrian traffic, instead there are ditches on either side of this narrow road which makes for extremely dangerous bicycle and pedestrian traffic.

There are many other reasons as well, that allowing a High Density Housing project in our neighborhood does not make sense.

We are opposed to the proposed rezoning of 3427 Moorland Ave:

Vin Community 133 W. Robies Ave. resident for 29 years

Richard Behrens 133 W. Robies ave. Resident For 33 Years

Martin Ethandiver 27 years

Goyce Bevins 3360 Moorland are. Since 1992 Robert marchasch 3370 Greenland acc. Since 1959

Richard Behrens : rickabehresmait. com

From: tpdellinger@comcast.net <tpdellinger@comcast.net>

Sent: Sunday, July 9, 2023 12:28 PM

To: Greg Carr <Greg.Carr@sonoma-county.org>; Caitlin Cornwall <Caitlin.Cornwall@sonoma-county.org>; Larry Reed <Larry.Reed@sonoma-county.org>; Pat Gilardi <Pat.Gilardi@sonoma-county.org>; Evan Wiig <Fvan.Wiig@sonoma-county.org>; Jacquelynne Ocana
<Jacquelynne.Ocana@sonoma-county.org>; Kevin Deas <Kevin.Deas@sonoma-county.org>; Shaun McCaffery@sonoma-county.org>; Eric Koenigshofer
<Eric.Koenigshofer@sonoma-county.org>
Cc: Lynda Hopkins <Lynda.Hopkins@sonoma-county.org>; 'Sue Zaharoff'
<sue.zaharoff@comcast.net>; dsnorthern@sbcglobal.net <dsnorthern@sbcglobal.net>
Subject: July 2023 Draft of the Housing Element and Final EIR

Dear Planning Commissioners,

We are residents of Forestville. We reviewed the subject documents and find it to our liking. Most importantly, the changes and improvements made are consistent with the majority of comments made by county residents. Therefore we find the subject draft acceptable for advancement for your and County Supervisors' consideration.

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Your truly,

Tim and Kathy Dellinger

135 Nolan Ct.

Forestville, CA 95436

From: Caren Catterall
To: PermitSonoma-Housing
Subject: Development in Guerneville
Monday, July 10, 2023 11:31:01 AM

I cannot attend your meeting but I want to voice my objections to the planned 85 unit housing on Laughlin.

My specific objections are:

Too many units to add in a congested area already because of the school.

Flooding issues exasperated by runoff, and impacting more people when Fife creek floods.

Building in a wildfire zone when evacuations are already challenging

Water and sewage infrastructure. This area already has problems with that and would require rebuilding the whole system to add that many units.

Thanks for your consideration.

Caren

Caren Catterall

Sonoma County Printmaker

carencatterall.com

"The important thing is to work in a state of mind that approaches prayer" Henri Matisse

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: <u>Cindy Oldham</u>

To: <u>PermitSonoma-Housing</u>; <u>Marc Rosati</u>

Subject: County of Sonoma 6th Cycle house Element, Permit PLP20-0018, 3280 Hicks Road, APN: 130-146-003 (the

"Property")

Date: Monday, July 10, 2023 1:35:53 PM

Attachments: County of Sonoma 6th Cycle house Element, Permit PLP20-0018 (2).doc

Please see the attached letter to be available to the staff before the public hearing on July 13th, 2023. I will be attending in person.

Thank you,

Cindy Oldham

Senior Account Executive | Marin Independent Journal

coldham@marinij.com

650-642-1875 Direct



THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: Denise Gill

To: <u>PermitSonoma-Housing</u>

Subject: Comments for Hearing 7-13-2023- Rezoning- 145 Wikiup Dr and 5146 Old Redwood Highway

Date: Monday, July 10, 2023 4:51:34 PM

Dear Sonoma County Planning Commission,

The property on 145 Wikiup Drive APN: 039-040-035 will be discussed to rezone from Limited Commercial to Urban Residential. The property Lyle's Beauty College and other businesses uses both sides to park their cars on Wikiup Drive. Changing the zone to Urban Residential at the 145 Wikiup will cause even more cars to park along this road. This will creates an evacuation of fire or emergency deadly for those current residents trapped along Wikiup Drive and inhibits emergency vehicles. Assurance of this rezoning should have a traffic study on the impact of this rezoning.

The property of 5146 Old Redwood Highway APN: 039-320-051 will be discussed to rezone current The Cove, our community church, (Limited Commercial) into High Density Residential. The Creekside Apartments at 5209 Old Redwood Highway park along Manka Circle church side as well as down Faught Road. It is currently impossible to pull out of Manka Circle without the obstruction of these parked cars. Changing the zone to High Density Residential will restrict the evacuation for fire or emergency for the current residents. A restriction of emergency vehicles will also occur. This deadly rezoning of high density residents within a small, crowded neighbor needs to be stopped.

I have owned my home since 1990. I am not an advocate of completely rezoning 3 properties within blocks our lovely neighborhood. (Other property 201 Wikiup Drive APN: 039-040-040) It appears Sonoma County has enough housing permits, please leave our Wikiup community out of your 6th Cycle Housing Element project..

Thank you for your consideration, Denise Gill Homeowner

From: Denise McReynolds
To: PermitSonoma-Housing
Subject: Object to residential zoning
Date: Monday, July 10, 2023 6:18:09 PM

EXTERNAL

Dear permits,

Please don't ruin our peace, and our parking situation behind our house. Across from Lyttles on Wikiup 145 Wikiup Dr

We the homeowners don't want it. We have been on Manka Circle since 2009.

Thank you, Denise Fogg-McReynolds

Sent from my iPhone

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: JANEEN HELLER
To: PlanningAgency

Subject: Armstrong Valley PLP20-0018 **Date:** Monday, July 10, 2023 9:56:21 AM

Hi, while I do not live in the Armstrong Valley,I have lived my whole life in Guerneville and I have many friends that do live out that way. The idea of adding 83 units on Laughlin road is beyond insane. We live in the country, a place that is relatively quiet, an area that is far from commercial hubs, an area that we want to stay quiet for the majority of the year. We already put up with crowds during our tourist season which ends up in traffic congestion ,trash on the streets and people wandering onto our property. Adding 83 units will add more to our population which will stress the water supply, the sewer system, add more pollution as these occupants commute out of Guerneville to other locations,not to mention that this is a high risk fire area and that Fife creek floods guite often during the rainy season.

Please reconsider building these units here, it seems to make more sense to build near a city where commutes are short and the fire and flood risk are minimal. Sincerely,

John and Janeen Heller

From: <u>Jaye Deane Griffiths</u>
To: <u>PlanningAgency</u>

Subject: Fwd: Proposed re-zoning for 83 units at 16050 Laughlin rd Guerneville Attention: Board of Zoning Adjustments/

board of Supervisors Action

Date: Monday, July 10, 2023 8:57:02 PM

----- Forwarded message -----

From: Jaye Deane Griffiths < i.d.griffiths55@gmail.com>

Date: Mon, Jul 10, 2023 at 8:53 PM

Subject: Proposed re-zoning for 83 units at 16050 Laughlin rd Guerneville Attention: Board of

Zoning Adjustments/ board of Supervisors Action To: <<u>Permitsonoma-housing@sonomacounty.org</u>>

AttentionBoard of Zoning Adjustments/board of supervisors action

Project: 16050 Laughlin rd Guerneville 83 units

I write today to voice my concerns about the building of 83 units at 16050 Laughlin rd. Guerneville. Building on this property intentionally puts the community at risk and in harm's way.

FLOODING

The impact of flat surface density on land versus porous surface negatively impacts hydroscopic absorption. This absorption is coefficient of the land and increases the sheet-flow coming off of said property during storms which directly impacts the flow of Fife Creek. The entirety of this property directly borders Fife Creek.

Additionally, modifying the topography of the land runs the risk of adding to and changing the current flood plain. The change in porosity and permeability to the geographical area adds to the increased sheet flow and increases flooding, endangering lives causing increased emotional toxic stress as well as physical duress which creates a negative impact on our healthcare system and over-stresses Medicare with the current number of elderly living in the community. This decision puts the elderly in jeopardy during a health emergency and feels as if they are being tossed by the wayside.

Has an analysis of properties that may change from the 50 yr. to the 100 yr. flood plan been completed? I ask as this will significantly change the financial impact when insuring our property.

FIRE

Cal Fire map has this property listed as a concern. How can Sonoma County approve additional units to be built in an area with but one safe road to exit. This creates congestion as experienced in the Paradise Fire which puts lives in peril and causes people to parish waiting in lines of traffic.

After recent evacuation mandates and the difficu; ties in getting current residents to safety, it

seems adding additional population density as proposed would only further stress the already burdened Fire Dept, Cal Fire, and the infrastructure. All this putting the community at risk, especially the very young and the elderly

GREENHOUSE GAS IMPACT

As stated in the CLIMATE CHANGE ACTION RESOLUTION

in the Permit Sonoma Resolution highlights TO REDUCE

Goal #4 - Reduce travel

demand through focused growth

GOAL OF INCREASING

RESILIENCE

Goal #! - promote

healthy, safe communities

Goal #3 - promote a

sustainable climate resilient economy

As stated in "to Reduce" goal #4 How does adding 83 units to a community that has limited employment locally conform to reduced travel demand?

One might conclude there would be additional driving and commuting adding to the greenhouse impact

As stated in "increasing resilience" goal #! - With additional flooding likely due to additional sheet flow off the property

Fire evacuation congested traffic

Children walking past the propert to get to school

with no sidewalks

Children needing to be evacuated from school during

a flood and elderly stranded at risk medically

How does any of the above comply with a healthy

safe community?

As stated in goal #3 - with reference to a sustainable climate: When we added onto our home we were required to plant 15 trees.

How many additional trees will be

required in building 83 units?

Will old growth trees be removed in

order to build? The carbon sink in Old Growth can't balance new planting.

How does the above contribute to a sustainable

climate?

Lastly my most egregious concern as a mother and a grandmother is for the safety and welfare of the children. Watching them walk to school, past this property, and hearing them playing at recess is a bright spot in my life. Imagining the additional traffic due to 83 units being built in a community without sidewalks, endangering children, leaves me speechless. We were considering moving our grandchildren here to enter the Guerneville school, but are currently

rethinking the decision. The thought of safely walking to school or being evacuated during a flood is of grave concern. Studies show the negative effect of emotional toxic stress (experienced during a flood) impacts our health especially in children.

I ask what the county plans to do to protect our children? The children that may live in the proposed property, will they be informed of the many times Fife Creek currently floods? That in the past children were carried to safety from the school during one of the many floods? This toxic stress will affect their lives hence forward. I ask that you take into consideration the risk to the community this build will cause and keep all out of harm's way for the greater good.





From: Jennifer Harris < jennifer.h.swift@gmail.com >
Sent: Monday, July 10, 2023 3:55 PM
To: Greg Carr <greg.carr@sonoma-county.org>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-</u></greg.carr@sonoma-county.org>
county.org>; Larry Reed <larry.reed@sonoma-county.org>; Pat Gilardi <<u>Pat.Gilardi@sonoma-</u></larry.reed@sonoma-county.org>
county.org>; Evan Wiig <evan.wiig@sonoma-county.org>; Jacquelynne Ocana</evan.wiig@sonoma-county.org>
<pre><jacquelynne.ocana@sonoma-county.org>; Kevin Deas <kevin.deas@sonoma-county.org>; Shaun</kevin.deas@sonoma-county.org></jacquelynne.ocana@sonoma-county.org></pre>
McCaffery <shaun.mccaffery@sonoma-county.org>; Eric Koenigshofer</shaun.mccaffery@sonoma-county.org>
< Eric. Koenigshofer@sonoma-county.org>
Subject: July 2023 Draft of the Housing Element and Final EIR
EXTERNAL
Hello,

While I definitely understand the need for more affordable housing, I was concerned about the initial proposed plan to add what seemed like an unusually large number very quickly to our tiny town of Forestville. I am very happy with the current changes and would like to express to you my support of the staff recommended removal of sites FOR-2, FOR-5, and FOR-6 and ask you to approve the July 2023 Draft of the Housing Element and Final EIR.

Thank you very much, and have a good evening, Jennifer

From: <u>JOYCE BEVINS</u>
To: <u>PermitSonoma-Housing</u>

Subject: (Final EIR) Co. of So. 6th Cycle Housing Element, Permit So.. Fille No. PLP20-0018

Date: Monday, July 10, 2023 9:28:20 AM

Sonoma County Planning Commission

My family and I have lived here since 1948 and there still are no major grocery stores on the west side of Hwy. I0I from Moorland Ave. The nearest access is Target, Trader Joe's, Smart & Final, or Costco on Santa Rosa Ave.

How am I going to get there if I can't drive. Owning an automobile is critical. My sight is obstructed by cataracts and now I am in a dilemma as how to obtain food and transportation to stores and medical attention.

Consider people of all income levels that would be living on the west side of the freeway; they would have the same problem!

PLEASE consider this fact when deciding to OK or NOT, this project!

PS: Why didn't I get the notice of Public Hearing on July 13 at 1:05 P.M. as a home owner????

Bevins, Joyce L. Tr. 3360 Moorland Ave. Santa Rosa, Ca. 95407-7811 043-152-042-000

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: Paul Paddock <paulpaddock@sbcglobal.net>

Sent: Monday, July 10, 2023 7:33 PM

To: Greg Carr < Greg.Carr@sonoma-county.org >

Subject: REQUEST TO REMOVE PARCEL FOR-4 FROM CONSIDERATION FOR REZONING

Hi Greg,

I own APN 083-073-010, referred to as Parcel FOR-4 in the EIR the County is doing for its Housing Element update. You may be familiar with it, since you said at a previous meeting, that you had visited a number of the sites recommended for rezoning, and had reservations about the location and characteristics of some of the parcels.

During the Planning Commission's recent meeting regarding the EIR, and in correspondence I sent to Mr. Gage, I indicated that the maximum density proposed for my property seemed clearly inappropriate. It would be inconsistent with surrounding parcel densities, and create the potential for significant traffic, and neighborhood changing impacts.

The most significant site specific challenge is access via a long, narrow, one lane easement. This is the only ingress and egress, and having 60 or 70 households trying to evacuate in the event of a fire or other disaster would be challenging to say the least.

There are also issues regarding underlying soil conditions. During the winter months, heavy rains percolate through the sandy loam topsoil, until reaching an impervious layer of heavy clay. At this point, the water can no longer move downward, and the topsoil and clay become saturated to the point that in many places water pumps from the ground. I can't imagine that a large, two or three story structure would work in such unstable conditions without major

My neighbors have expressed serious concerns about the proposed density increase. They don't support it, and neither do I.

It is unfortunate, that my willingness to consider some increase in density, would trigger consideration of such a dramatic step-up in density. If I misunderstood the original outreach from the County, I apologize.

With that said, I am sensitive to the County's need to demonstrate its commitment to increase housing opportunities throughout the County. I may be supportive of a density increase that would be more compatible with my immediate neighborhood, community, and site conditions.

I would welcome the opportunity to discuss this with you. Please call me if you have questions about my parcel, or my feelings regarding the proposed rezoning.

I would be grateful, if you would enter this letter into the record.

Thank you,

Paul Paddock 707 450-5759

- •
- •
- •
- •

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

Subject: FW: Contact Us Form Submission **Date:** Monday, July 10, 2023 4:18:02 PM

Attachments: ~WRD2048.jpc

Public Comment

Sincerely, **Eric Gage**

Planner III



Contact Us Form Submission

Warning: This email was generated from a public form. Check carefully. If the content of this email seems suspicious, do not click any web links in this email. Never give out your user ID or password.

Summary

Subject: Notice of Planning Commission Hearing 7-13-23

Message:

7-9-23 Dear Supervisor Coursey, I am the property owner at 133 West Robles Ave 95407, in your District, and have lived there for 33 years. I am writing to you about the written Notice that I received about the upcoming Hearing before the County Planning Commission regarding changes to zoning of parcels in the County. The parcel that is near my property is at 3427 Moorland Avenue. It is proposed to be rezoned for high density housing, which is totally out of character compared to the other parcels in the area. I and many neighbors will be submitting comments to the email address at Permit Sonoma, but I wanted to contact you directly about 3 important issues related to how the public was informed out this important Hearing. 1. The Notice states that "comments received at least 10 days prior to the hearing will be included in the staff report"; However the letter was sent on July 3rd, 10 days before the July 13th hearing, with the 4th of July Federal Holiday the very next day, so it was impossible for anyone to receive the letter, and submit a comment 10 days prior. 2. I have spoken to many of my immediate neighbors, and none of them received the notice in the mail. [I have had to do the job of informing them and providing them with copies of the Notice.] I did speak with Eric Gage at Permit Sonoma about this, and he told me that they did not send the letter to every single resident near the parcel in question. 3. This Neighborhood, with Andy

Lopez Unity Park at it's center is home to many residents, [perhaps the majority], that speak Spanish as their primary language. This Notice is written only in English. Given the 3 above facts, it seems like this process to solicit comments, was designed for failure, and flawed from the start. This proposed rezoning could potentially have a significant negative impact on our peaceful rural residential neighborhood. Please consider these important points. Can you please respond to me about my concerns. Thank you for your hard work in our District! Rick Behrens, 133 West Robles Ave, Santa Rosa, CA 95407 rickabehr@gmail.com

Name: Rick Behrens

Email: rickabehr@gmail.com Home Phone: 707 292-2367 Cell Phone: 707 292-2367

Work Phone:

Address:

133 West Robles Ave. Santa Rosa, CA 95407

Sent From Page: https://sonomacounty.ca.gov/administrative-support-and-fiscal-services/board-of-supervisors/supervisorial-districts/board-of-supervisors-district-3/contact-us

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

 From:
 Ritesh Tandon

 To:
 PermitSonoma-Housing

 Cc:
 Ritesh Tandon; Tandon Ritesh

Subject: Proposed Zoning - Brooks Avenue - Not acceptable for

Date: Monday, July 10, 2023 4:57:15 PM

Dear Sir/Madam,

I am Ritesh Tandon, the owner of 3526 Brooks Avenue, Santa Rosa, CA. I recently received a letter regarding the intent to rezone three properties on my lane. The properties in question are:

3525 Brooks Avenue (APN: 134-132-057) 3569 Brooks Avenue (APN: 134-132-056) 3509 Brooks Avenue (APN: 134-132-034)

I have been waiting for a rezoning decision for over 12 years as I have plans to build 2-3 bedroom housing on my property. However, I am surprised to see that only these three properties will be individually rezoned, while others will remain unaffected. I believe this is highly unfair.

I strongly object to the proposed change in zoning for only three properties. My recommendation is to either change the zoning of all properties on the lane or none at all. Moving forward with the rezoning for only a select few properties would be unjust to other buildings and landowners in the area.

I kindly request that all properties on the lane be made eligible for rezoning or that no properties be rezoned at all.

Regrettably, I will be out of town on the 12th, I cannot attend in person. Considering that the letter I received is less than 10 days back, I have limited time to address the matter.

I trust that you will uphold fairness and justice for all landowners, rather than favoring only three properties for rezoning. If the rezoning decision proceeds solely for those three properties, I want to make it clear that I will persistently pursue my rights and take necessary actions.

Thank you for your attention to this matter.

Sincerely,
Ritesh Tandon
Congressional Candidate District 17
www.tandonforcongress.com
408 623 2623 (cell)

From: Greg Carr < Greg. Carr@sonoma-county.org>

Sent: Tuesday, July 11, 2023 8:49 AM

To: Scott Orr <Scott.Orr@sonoma-county.org>

Subject: Fw: July 2023 Draft of the Forestville Housing Element and Final EIR

fyi

From: Sue Zaharoff < sue.zaharoff@comcast.net >

Sent: Monday, July 10, 2023 5:19 PM

To: Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>;

county.org>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>; Jacquelynne Ocana

<<u>Jacquelynne.Ocana@sonoma-county.org</u>>; Kevin Deas <<u>Kevin.Deas@sonoma-county.org</u>>; Shaun

McCaffery < Shaun. McCaffery@sonoma-county.org>; Eric Koenigshofer

<<u>Eric.Koenigshofer@sonoma-county.org></u>

Cc: Lynda Hopkins < Lynda. Hopkins@sonoma-county.org >

Subject: July 2023 Draft of the Forestville Housing Element and Final EIR

Monday July 10, 2023

Dear Planning Commissioners,

We are residents of Forestville. We reviewed the subject documents and find it to be acceptable. The changes and improvements made are consistent with the majority of comments made by our county residents. Therefore we find the subject draft acceptable for advancement for your and County Supervisors' consideration and appproval.

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Your truly, Susan Zaharoff 6875 Nolan Road

Forestville, CA 95436

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

Subject: FW: July 2023 Draft of the Housing Element and Final EIR

Date: Monday, July 10, 2023 11:24:53 AM

From: <u>tpdellinger@comcast.net</u> < <u>tpdellinger@comcast.net</u>>

Sent: Sunday, July 9, 2023 12:28 PM

To: Greg Carr < <u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall < <u>Caitlin.Cornwall@sonoma-county.org</u>>; Pat Gilardi < <u>Pat.Gilardi@sonoma-county.org</u>>; Pat Gilardi < <u>Pat.Gilardi@sonoma-county.org</u>>;

county.org>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>; Jacquelynne Ocana

_Ocana@sonoma-county.org>; Kevin Deas Kevin.Deas@sonoma-county.org>; Shaun

McCaffery < Shaun. McCaffery@sonoma-county.org >; Eric Koenigshofer

<Eric.Koenigshofer@sonoma-county.org>

Cc: Lynda Hopkins < <u>Lynda.Hopkins@sonoma-county.org</u>>; 'Sue Zaharoff'

<<u>sue.zaharoff@comcast.net</u>>; <u>dsnorthern@sbcglobal.net</u> <<u>dsnorthern@sbcglobal.net</u>>

Subject: July 2023 Draft of the Housing Element and Final EIR

Dear Planning Commissioners,

We are residents of Forestville. We reviewed the subject documents and find it to our liking. Most importantly, the changes and improvements made are consistent with the majority of comments made by county residents. Therefore we find the subject draft acceptable for advancement for your and County Supervisors' consideration. Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Your truly, Tim and Kathy Dellinger 135 Nolan Ct.

Forestville, CA 95436

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Comments to the Planning Commission from Victor Hipkiss on the Adoption Draft Housing Element as of 6-28-23 Markup

Knowing full well I run the risk of being labeled by our current divisive society as a NIMBY, I feel it is important to comment on the Hanna Boys Center proposed Multi Use Housing Development included in the Housing Element as a 'pipeline project'

This is not a housing development. Instead it is a project by a California nonprofit religious corporation to convert agricultural real-estate into an income generating resource funding their newly advertised services to the County and beyond. Second, it is being submitted by Hanna as a housing development to gain a fast track and limited approval process under the Housing Crisis Act of 2019 (SB330).

My concern is the County Planning Process is blind to the real purpose of this major project due to them also being tasked with meeting the States demand to generate housing. As a result, future major impacts on Sonoma Valley will not be properly reviewed because of the overriding goal to meet the State demand.

Why do I have this perception?

- The Hanna project was listed in the December 2022 Draft Housing Element submitted to the State before any documented application, reviewable by the public, was submitted to the County
- 2. The project defined in Hanna's Preliminary Application of April 21, 2023, reviewable by the public, is in fact inconsistent with the County's General Plan and zoning. The project's parcel Land Use designation is PQP (Public, Quasi- Public)
- 3. The County's General Plan is the foundation for all zoning and land-use decisions in unincorporated areas of the County. The General Plan can be viewed as the Land Use constitution and zoning as the laws implementing the constitution. Public, Quasi-Public Land is set aside for public uses, not income generating uses.

In section 3.2, Entitled and Proposed Developments of the Adoption Draft Housing Element it states:

"Units in pipeline projects in the process of obtaining permits can be counted towards the County's share of the RHNA if it can be demonstrated that the units **will** be built by the end of the 6thCycle planning period (between 2023 and 2031)"

The Hanna Project must be removed as a 'pipeline project' because it can only be built if there is a change to the County General Plan and Hanna creates a 'for profit' subsidiary to carry out the taxable activates of the proposed development.

From: <u>Valerie Pistole</u>
To: <u>PlanningAgency</u>

Subject: Comments to Planning Commission meeting agenda on Hanna July 13th

Date: Tuesday, July 11, 2023 4:51:26 PM

Attachments: Hanna comments.docx

Please see my comments to the Hanna Agenda item on July 13th. Because of my husband's health situation, I am unable to attend the meeting inperson.

--

Valerie Pistole

I have lived in Sonoma Valley 46 years and have not commented on proposed development in the Valley for over 40 years. However, given the magnitude of the Hanna project, following on the heels of the SDC project, I will address the one before the Planning Commission at this time. I have grave concerns and would like to register my opposition to the following components of the Housing Element Update of the Hanna parcel package:

- 1. Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment)
- 2. Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
- 3. Amendments to zoning on up to 55 sites to allow increased residential development
- 4. Amendments to text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at adoption of the 6th Cycle Housing Element

The inclusion of the Hanna parcel in the Housing Element should be reconsidered in view of the fact that the issue has not been fully vetted. Specifically:

- in Paragraph 2.6.3, the Housing Element Update Draft EIR mentions 79 sites in Sonoma County that would satisfy the state imposed RHNA. Four of the 79 sites in the Housing Element Update Draft EIR are in the area called Agua Caliente. None of the four are the Hanna site. I have been unable to identify any mention of the Hanna site or project in the Draft EIR.
- The Housing Element Review Draft (December 2022) also does not mention the Hanna site or project and states that Area 9 (Sonoma Valley) has a total Realistic Unit Capacity of 280 units.
- It is completely unfair to place the majority of the RHNA burden on Sonoma Valley, forever altering life for residents there. Hanna represents 668 of the 1,253 or 52.9% of the County "Pipeline." Sonoma Valley Projects including Hanna represent 868 or 68.7% of the Pipeline. While this might be the most expedient resolution for the Planning Commission and the Board of Supervisors, it is unfair to the residents of the entire County.

Sonoma Valley has insufficient infrastructure, jobs and services to accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services. In addition, the overwhelming majority of the roads in Sonoma Valley are two-lane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. Seniors are the highest risk-group during fire evacuation, yet the Hanna site is being considered for a senior living facility.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best.

Fred Allebach

4/12/23

The Green Checkmate revisited. The anatomy of Sonoma County and blue state housing inequity and segregation.

Abstract

Unincorporated zoning and community separators have in many cases made it impossible for lower-income renters/ community members to ever live in tax credit high and highest resource opportunity areas. Community separators and low-density zoning have a racist, segregating effect by prioritizing the visual character and identity of areas where wealthy whites live and minimizing the social character and identity of unincorporated-area working class Latinos.

Community separators have created and locked in islands of poverty in Sonoma Valley while protecting low density wealth from integration. Liberal County property owners, mostly white, while intending to save the environment and protect low-density suburban character, create the Green Checkmate, a perfect storm for segregation.

In order to combat systemic segregation in unincorporated Sonoma Valley, housing options need to be found in all USA and USA-adjacent areas, through a combo of extension of services, rezoning, and redesignation of lands. For new housing production, Sonoma is not leading or showing political will to go beyond pervasive market rate housing production. For the Valley urban area, building out onto the Arnold corridor with SDC and Hanna are the only realistic options. Doing nothing or building at scales that can never pencil as affordable are not options.

Long-term, a unified Sonoma Valley urban core is needed. Annexation of the full Springs USA area by Sonoma is the only real path forward to give Valley Latinos an equal voice in government affairs.

Intro and discussion

This is an investigation of Sonoma Valley incorporated/unincorporated zoning and community separators, with the intent of showing how lower-income Latinos have been marginalized and disenfranchised by City and County jurisdictional fragmentation and by land use rules and regulations.

Accompanying maps will illustrate the points made.

This essay applies to the County Housing Element and how to satisfy County RHNA/ housing site inventory, and to Sonoma Valley Collaborative's current process to clarify what supporting housing in "already developed land" means?

All working class residents (below 60% AMI in Low and Very Low-income categories) have been marginalized and housing cost burdened by excessive environmental protection and its effects on land use in Sonoma Valley. I'm focusing on the lower income Latino community of interest in

Tract 1503.05 and adjacent Block Groups, bc it is large, has the most needs, and easy to identify as a discreet cohort.

What is community separator law?

Community separators were first put in Sonoma County in 2008 and then expanded in 2016, like the Sonoma UGB (urban growth boundary), by an 80% voter approved margin. The law* is about preserving visual aspects of the County's rural character. In separator areas, any increase in density or intensity of land use is prevented until 2036, unless changed by voters.

Who votes?

In the 1st District, whites are registered and outvote Latinos by a massive percent, approx. 85% to 10%. It's unclear if community separator changes could be voted on by District or if the vote would have to be County-wide?

Census Tract 1503.05

Most all demographic analyses, (LAFCO, Environmental Justice Element, HDI Index etc.) use a Tract-level view. Tract demography is the usual basis for identifying an area for funding or aid. Tract 1503.05 is the core area of unincorporated, lower-income Sonoma Valley Latinos and has one of the lowest Human Development Index ratings in the County. The Tract is made up of four Block Groups, with the bulk of the population in the southerly three BGs.

<u>Land use and equity problem</u>: Part of the Tract 1503.05, Block Group 1 population has membership in the Springs lower-income Latino DUC (disadvantaged unincorporated community) but this membership in BG1 is frozen from getting any upzoning or higher density housing by the terms of community separator law. This BG1 has started to gentrify and is a TCAC High Resource Opportunity Area, which will mean eventual displacement of the Latino DUC here.

How can the lower-income Latino DUCs take advantage of Sonoma Valley higher resource opportunity areas if the opportunity to live there is closed off by zoning and community separators?

Block Group 1 of Tract 1503.05 specifics

BG1_is at the northern end of Tract 1503.05 and is located between Agua Caliente Rd. and Madrone Rd., and between Sonoma Creek and Hwy 12. BG1 has most of its area outside the Sonoma Valley urban service area (USA) *and is also* a community separator *and* a scenic landscape unit *and* is a 2023 TCAC High Resource Opportunity Area.

BG1: 23% Latino, 55.3% of BG is below \$74,999 median household income or MHI.

BG1 is zoned LIA (land intensive agriculture) and DA (diverse agriculture.) The community separator is all DA zoned. The scenic landscape unit is zoned LIA. BG1 goes down to Agua Caliente Rd. where on the north side of Agua Caliente it is zoned R2 and R3 zoning (medium and high-density residential zoning) where many multi-family, over-crowded Latino households live.

To north of Agua Caliente in BG1 there is a small R1, low-density-zoned neighborhood with many newly remodeled, expensive homes.

Otherwise, BG1, is locked in all around by RR (rural residential) zoning, a scenic landscape unit, and community separators. BG1 population is made up part-ways by the same lower-income Latino community of interest as in the rest of Tract 1503.05.

Note, <u>BG3</u> of Tract 1503.05 just south of Agua Caliente Rd. has no community separators. BG3: 56% Latino; 45.1% of BG3 is below \$74,999 MHI.

Madrone Rd. residential area

The Madrone Rd. residential area is mostly R1 and R2 zoning. This area sits in a combo of BG1 of Tract 1505.02 and BG2 of Tract 1503.03. This area is locked in by LIA zoning to the east and RR to the west. Surrounding land use designations and zoning leaves the Madrone Rd. residential area as an island. The Madrone Rd residential area is made up part-ways by the same lower-income Latino community of interest as in Tract 1503.05.

Here we see that land use designation has fragmented the unity of the Springs Latino DUC, created an island, and made it impossible for any annexation or zoning changes to bring this community of interest together. If this was a land use chess game, white property owners with environment preservation value have won and sequestered all the best, most scenic, lowdensity land for themselves and low-income Latinos have lost by being forced into the most dense, crowded spaces.

Identity, Tracts, BGs, zoning, and community separators

Madrone Rd. and BG1 of Tract 1503.05 are prevented from unifying a core lower-income Latino social identity group by land use rules that prioritize visual identity which benefits wealthier, low density-zoned whites.

A clear rationale emerges here to work not at Tract but at BG levels to identify social and economic identities. County staff has said it is too much time and work to dig into Block Group-level analysis, but if we don't, we'll never see what's really going on here.

If a Tract is the significant socio-economic unit of identity, why was 1503.05 voted into being a partial community separator and scenic landscape unit when it is also a core Latino residential area? In a land use puzzle with Tracts, Block Groups, different zoning, and community separators, these various units of measurement end up looking at and prioritizing different values.

It seems once again, green-protecting whites have aced out lower-income Latinos for land use controls.

BG1 of Tract 1503.05 is an area appropriate for on-site farmworker housing, but this would be prevented because any increased density and intensity of use is disallowed by the community separator law.

This is all clearly a land use values power play where community separators, which are centered in visual identity, are voted in primarily by whites, to control land use and any growth in a primarily Latino area. By fighting "sprawl" and "growth", i.e., preserving white propert-owning character and scale, well-meaning liberal whites, under the banner of green protections, create conditions of scare housing that disproportionately impacts the lower income working class, in Sonoma Valley those most negatively impacated are primarily Latinos.

This same exact pattern can be seen on the western side of Hwy 101 Corridor through Rohnert Park and Santa Rosa.

How can the County Housing Element address systemic segregation in Sonoma Valley? What's needed is planning that actively addresses Sonoma Valley segregation. The fragmented Latino lower-income community of interest needs a boost. Zoning needs to be upped. Infrastructure services need to be extended into USA-adjacent areas so as to reduce islands and unite legacy communities. TCAC High and Highest Resource Opportunity Areas need to be opened up to larger scales so as to include and not exclude Valley working class residents who need housing at the 60% AMI level and below.

Hanna Center and Hanna project sites

The Hanna Center and project site are in <u>BG2</u> of Tract 1503.03 and is <u>zoned PF</u>, Public Facilities District. This BG 1 is 87% white and 87% over \$100,000 MHI; 10% Latino, 9.9% of BG is below \$74,999 MHI. This BG1 is part of a larger Sonoma Mtn/ west of Arnold Tract that is very wealthy, white and a TCAC Highest Resource Opportunity Area. This is a perfect area to integrate and address Sonoma Valley patterns of segregation.

By being in a TCAC Highest Resource Opportunity Area, the Hanna project area is perfect for AFFH (Affirmatively Furthering Fair Housing) integration with lower-income housing. The Hanna project site is *in* the USA and *not* in a community separator or a scenic landscape unit.

Land use regulations that seek to protect the identity and character of green visual spaces, and a wealthy status quo that segregates socio-economic identities, do not apply to the Hanna project site. For allowed-land use, the Hanna project site is appropriate for upzoning and for dense infill.

From an equity standpoint, provided it includes a strong percent of deed-restricted lower income affordable housing, the Hanna project could address adjacent Latino concentrated poverty in BG3 of Tract 1503.05 and BG1 of Tract 1503.04 Dense, equity-based infill would be very strong cards to play in Hanna's favor.

BG1 of Census Tract 1503.04 (El Verano) immediately south of Hanna project site

BG1: 51% Latino; 45.7% of BG is below \$74,999 MHI

BG3 of Census Tract 1503.05 (Fetter's/ Agua Caliente)

BG3: 56% Latino; 45.1% of BG is below \$74,999 MHI

Glen Ellen, SDC, and the Arnold corridor

The majority of Glen Ellen zoning is R1 and R2. Downtown is LC (limited commercial), K (rec and visitor-serving commercial/ hotels) along Hwy 12 and Warm Springs.

Glen Ellen is 81% white with 50% over \$200,000 MHI, how to get more affordable housing, integration, and social character there? Somehow it does not seem fair that such a small area, with so many advantages, makes so much NIMBY noise and sets up so many roadblocks to equity and integration.

With 5000-7000 lower-income Springs Latinos in need of more affordable housing and the City of Sonoma treading housing water with little will to tackle Valley-level housing equity issues, the Valley needs a pressure relief valve for housing. SDC and Hanna are the valves. The Springs USA is already too dense and concentrating poverty. AFFH calls for higher resource opportunity areas to take more dense housing of all types.

Community separators are green segregators

When we look at the Census data and <u>TCAC</u> Highest and High Resource Opportunity Area maps, and then see where there are community separators and a preponderance of low-density zoning, we see the overlap of land use and segregation in Sonoma Valley.

This amounts to green exclusionary zoning.

Temelec, the USA, and islands of poverty

The Sonoma Valley urban service area is smaller and not equal in size to the full VOMWD (Valley of the Moon Water District) and City water service areas. VOMWD and City water both serve a much larger area than the formal USA.

The Sanitation District is about the same size as the USA but additionally has Temelec and other areas trending toward the treatment plant on 8th East.

Temelec, developed in the mid 1960s-70s, and then expanded in the 80s and 90s. This community, from an MHI standpoint, is a legit DUC island because of so many seniors living on fixed incomes. Temelec has been completely cut off as an island by community separators from the current USA.

Community separators have created and locked in islands of poverty in Sonoma Valley while protecting low density wealth from integration.

Rational development and growth of Sonoma Valley?

Zoning, community separators, and the formal USA all add up to put an inordinate emphasis on protection of visual identity and character. This has benefited mostly white property owners and contributed to an increasing gentrification.

Land use controls advanced by primarily white property owners, who are heavily registered to vote, exclude and prevent the inclusion of lower income community social identities. The outcome is increasing segregation.

Visuals are trumping societal diversity. Social community character, i.e. class and racial diversity, becomes diluted by voting whites who stack the land use deck all to their favor.

Why are lower-income Latino neighborhoods in BG1 of Tract 1503.05 classed as protected open space?

In Sonoma Valley a low-income Latino DUC, a disadvantaged unincorporated community, is living in a Census Block Group classed as "rural open space and ag land." This social identify is being erased in a low-density, green-protected area so as to maintain the visual, scenic community identity, under the guise of preventing "sprawl."

Tract 1503.05 as a whole, shows up in multiple ways, by many criteria, as a disadvantaged community, why is it also part-ways a green separator? What about the "community identity" of the primarily Latino residents of Tract 1503.05?

Herein is a racist aspect to Sonoma Valley community separator and scenic land designation. When the community separator vote happened in 2016, Springs Latinos may have not realized what was at stake and had the wool pulled over their eyes by green/ rural character-protecting whites. In any event, 1st District and Sonoma Valley whites vote and are registered to vote by such a dominating margin, that white, property-owning interests will win every time at the ballot box.

Thus, any effort for Valley Latino equity, through annexation by voting for a 1st District supervisor, to put their interests as equal to that of whites, seems doomed to failure. This leaves state housing equity laws, AFFH, and the County Housing Element and County Land Use Element as the only recourse for equitable housing and to combat systemic segregation in Sonoma Valley.

References and Appendix

*

"The *Community Separators* dataset (see County GIS maps, Scenic Resources) represents the Open Space and Resource Conservation Scenic Resources Element 2.1 of the Sonoma County General Plan 2020 as adopted on September 23, 2008 by Resolution No. 08-0808 and General Plan Amendment 16-0283 approved by Ordinance 6170 on August 2, 2016."

"The broad purpose of the Sonoma County General Plan is to express policies which will guide decisions on future growth, development, and conservation of resources through 2020 in a manner consistent with the goals and quality of life desired by the county's residents. Under State law many actions on private land development, such as specific plans, area plans, zoning, subdivisions, public agency projects and other decisions must be consistent with the general plan."

"The community separators element assists in identifying areas that preserve the visual identities of communities by maintaining open space areas between cities and communities. These areas need to remain open or retain a rural character in order to avoid corridor-style urbanization."

"Therefore, the community separators function as rural open space to separate cities and other communities, contain urban development, and to provide city and community identity by providing visual relief from continuous urbanization. Although community separators are rural areas that have open space characteristics, many of these areas are also scenic. The lands within community separators are frequently subject to pressure for development because they are close to developed areas and major roads."

Community separators, from the County 2020 Open Space Element

"In order to preserve rural open space and agricultural land, maintain community identities, and prevent sprawl, shall the "Community Separators Protection Ordinance" be adopted to amend the Sonoma County General Plan to require voter approval of changes to the General Plan that increase the allowed density or intensity of development within Community Separators until December 31, 2036..."

RHNA and the Green Checkmate

When the County Housing Element and Sonoma Valley Collaborative go looking for possible places to develop and satisfy the County's high RHNA allocation, what we see in place with current land use is a strategic blocking off any chances of growth outward from the Sonoma Valley urban core.

The County has a 6th cycle Housing Element RHNA allocation of almost 4000, all of which has to have a site inventory in unincorporated areas, mostly in urban service areas or USAs of which the County has 12.

This 4000 number is a lot higher than the 5th cycle and represents the state and ABAG planning entities attempting to address a serious housing shortage in a very desirable, coastal Cal location.

There is serious planning and policy tension over the higher RHNA numbers. Whatever anyone thinks about the RHNA, there can be no doubt that there is a housing crisis here, especially for Low and Lower-income residents. For a Board of Supervisors reticent to enact tenant

protections bc of effective landlord lobbying (\$), this only leaves preservation and production of affordable housing as options.

Those buying into the smart growth meme want all dense infill to be in cities near services and major transit routes, to protect open space and ag lands, to preserve visual character, and to cut down on transportation greenhouse gas emissions. On the other side of the coin, a pervasive NIMBYism prevents dense housing in established low-density-zoned City areas. This is the Green Checkmate The upshot is a serious housing crisis where new building except market rate is prevented in all directions.

Sonoma Valley has a possible Hanna Center project with 600+ units, many (exact number TBA) affordable to lower-income residents. This project is in a USA and would go a long way to satisfying the County's 6th cycle RHNA.

TCAC, tax credit financing

CA state tax credit policy link

Tax credit financing has been a way for the wealthy to possibly benefit society by investing in lower income Census Tract areas. Tract 1503.05 is such an "Economic Opportunity Zone." Tax credit financing in general precedes any measures the Trump administration put in in 2017.

For the purposes of Sonoma Valley planning, tax credit maps show where the highest areas of affluence are, and that these areas are creeping in from the low-density, green-protected margins and inflating housing costs and cost burdens in the core urban area.

The Springs area, Tract 1503.05 and adjacent Block Groups, have taken a disproportionate amount of lower-income dense infill. At this point it is incumbent on the City and for available USA areas to take more of the same.

From: <u>Judith Weller</u>

To: <u>PermitSonoma-Housing</u>

Subject: Proposed low income workforce housing Forestville

Date: Tuesday, May 30, 2023 11:07:11 AM

To whom it may concern,

I join with many others to express my understanding for the need for affordable, accessible housing in the Forestville area. However, I am opposed to this project for the following reasons including but not limited to.

Emergency evacuations: During the last two fire evacuations, it was bumper to bumper traffic on River Rd., Front St in Forestville, Hwy 116, Hwy 101 and Hwy 12. All routes we and hundreds of thousands of others used.

Parking and public services: During the summer vacation months, crowds come to enjoy the river. There are very limited to nonexistent services. Our local neighborhood streets are packed with illegally parked vehicles. Many of these folks use the bushes along the river and on our small neighborhood streets as toilets and leave heaps of garbage. Adding thousands of new residents their family and friends to the influx of the out of area folks just seems like a bad idea.

Emergency services: We have only one fire station in Forestville.

More often than not, our Sheriffs can't even respond to many of the calls they receive.

Local Grocery store: We have one market situated well away from the downtown Forestville area. It is NOT within walking distance of town. And the parking for this market requires negotiating the high-speed traffic on Mirabel rd.

Medial services: I'm not sure that we even have a clinic or doctor's office at this point. Please scale this project way down or table it for the time being. Please don't put more pressure on our River communities than they currently have! The Forestville town and environs are not an appropriate location for this project.

Thank you for your consideration.

Judith Farina

11540 Sunnyside Ave. Forestville, CA 95436

Sent from Mail for Windows

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

Subject: FW: July 2023 Draft of the Forestville Housing Element and Final EIR

Date: Tuesday, July 11, 2023 9:22:22 AM

From: Sue Zaharoff < sue.zaharoff@comcast.net >

Sent: Monday, July 10, 2023 5:19 PM

To: Greg Carr < <u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall < <u>Caitlin.Cornwall@sonoma-county.org</u>>; Pat Gilardi < <u>Pat.Gilardi@sonoma-county.org</u>>; Pat Gilardi < <u>Pat.Gilardi@sonoma-county.org</u>>;

county.org>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>; Jacquelynne Ocana

_Ocana@sonoma-county.org>; Kevin Deas Kevin.Deas@sonoma-county.org>; Shaun

McCaffery < Shaun. McCaffery@sonoma-county.org >; Eric Koenigshofer

<Eric.Koenigshofer@sonoma-county.org>

Cc: Lynda Hopkins < <u>Lynda. Hopkins@sonoma-county.org</u>>

Subject: July 2023 Draft of the Forestville Housing Element and Final EIR

Monday July 10, 2023

Dear Planning Commissioners,

We are residents of Forestville. We reviewed the subject documents and find it to be acceptable. The changes and improvements made are consistent with the majority of comments made by our county residents. Therefore we find the subject draft acceptable for advancement for your and County Supervisors' consideration and appproval.

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Your truly, Susan Zaharoff 6875 Nolan Road Forestville, CA 95436

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Bonnie

To: <u>PermitSonoma-Housing</u>

Subject: County of Sonoma 6th cycle housing element. File no PLP20-00018

Date: Tuesday, July 11, 2023 3:45:26 PM

EXTERNAL

We are writing to voice opposition to the proposed plan to increase density from 4 to 20 units per acre. Our roads are mostly one lane. These changes would present a danger especially in event of evacuations related to wildfires which have occurred twice in the last five years. In addition this is a rural community and this proposal level of density would substantially alter the community character.

Thank you for your consideration.

Bonnie Smith Gary Digman

Cc: Lynda Hopkins

Sent from my iPhone

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>Ctwiley</u>
To: <u>PlanningAgency</u>

Subject: Hanna Center Project in Sonoma **Date:** Tuesday, July 11, 2023 6:20:18 PM

I am hoping to attend the meeting but meanwhile, I am writing to voice my concerns and register my absolute opposition to the following components of the Housing Element Update package:

Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment) Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)

Amendments to zoning on up to 55 sites to allow increased residential development Amendments to text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at adoption of the 6th Cycle Housing Element

In particular, I object to the inclusion of the Hanna parcel in the Housing Element because that issue was never properly presented to the public and has not been fully vetted. Specifically:

- in Paragraph 2.6.3, the Housing Element Update Draft EIR mentions 79 sites in Sonoma County that would satisfy the state imposed RHNA. Four of the 79 sites in the Housing Element Update Draft EIR are in the area called Agua Caliente. None of the four are the Hanna site. I have been unable to identify any mention of the Hanna site or project in the Draft EIR.
- The Housing Element Review Draft (December 2022) also does not mention the Hanna site or project and states that Area 9 (Sonoma Valley) has a total Realistic Unit Capacity of 280 units.
- It is completely unfair to place the majority of the RHNA burden on Sonoma
 Valley, forever altering life for residents there. Hanna represents 668 of the
 1,253 or 52.9% of the County "Pipeline." Sonoma Valley Projects including Hanna
 represent 868 or 68.7% of the Pipeline. While this might be the most expedient
 resolution for the Planning Commission and the Board of Supervisors, it is unfair
 to the residents of the entire County.

Sonoma Valley has insufficient infrastructure, jobs and services to accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are two-lane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. Seniors are the highest risk-group during fire evacuation, yet the Hanna site is

being considered for a senior living facility.

There is extremely limited public transportation to the Hanna site.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Nancy and Steve Weiler Margie McKenna

From: Ellie

To: <u>PermitSonoma-Housing</u>

Subject: Comments on 3280 Hicks Road Rezoning Proposal

Date: Tuesday, July 11, 2023 3:29:47 PM

EXTERNAL

To whom it may concern:

I am writing to express my strong opposition to the proposed rezoning of: 3280 Hicks Road, (Graton) Sebastopol.

APN: 130-146-003.

This rural neighborhood in Graton can simply not sustain 40 additional homes, their residents, vehicles, etc. without causing significant environmental damage and substantial negative consequences to the people who currently call the neighborhood home.

Many of the small streets that provide access to Hicks Road are barely passable when two cars approach from opposite directions. If 40+ vehicles were introduced to the area, the roads simply could not accommodate them. It would result in a perpetual traffic jam.

The area is entirely rural and most of the existing homes rely on well water.

do not click any web links, attachments, and never give out your user ID or password.

From: Fred Wolters

To: <u>PermitSonoma-Housing</u>

Subject: planned housing at 16450 Laughlin Rd, Guerneville

Date: Tuesday, July 11, 2023 6:22:30 PM

I'm writing to comment re. the planned housing at 16450 Laughlin Rd in Guerneville. I live in the neighborhood, on Melody Lane.

Laughlin Rd. is a near cul-de-sac, the only other possible exit to Armstong Woods Road being an unpaved (dirt) single lane road, Valley, that connects to Watson Rd. This means that having a development of 83 units near Laughlin's intersection with Armstrong Woods Road would create a large "bottleneck" in the event that people "downstream" need to leave quickly. This part of Guerneville is prone to flooding (more about that below) and is next to wooded areas where fire danger is high. Many of the residents in the neighborhood are elderly (I,myself, am 80 years old), and, besides the above threats that might require speedy evacuation, may need rapid access to emergency medical care at times. Access to Guerneville School is also "downstream" from the planned development, and it seems likely that children being driven to school will occur at the same time that many residents of the development are leaving for work, causing traffic problems.

The planned development has a creek running through it that periodically floods. Adding rain runoff, which building 83 units would surely do, will only exacerbate flooding. Guernveville School has flooded several times -- one time in my memory had water four feet high. Not a thing one wants to see children subjected to!

Other problems with this site may not affect me or other residents directly, but should be "red flags" for you. Where will the new residents find work? Probably in Santa Rosa, a forty minute commute. Does the county really want to add more traffic to River Road? Does the county care about such an increase in fossil fuel use? Is the sewer system adequate? If not, how will the county handle that? How about water supply?

I know the county would like to spread new housing around and not have it all be concentrated in Santa Rosa, but, really, this intended site seems a bad idea for many reasons.

Thank you for your attention,

Fred Wolters

16404 Melody Lane

Guerneville

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: Ingrid Heilmeier

To: PermitSonoma-Housing

Cc: Franky Heilmeier; Albert Mach

Subject: APN130-176-013 - 8525 Graton Rd. Project Opposition

Date: Tuesday, July 11, 2023 7:41:58 PM

EXTERNAL

Dear Sirs.

We have received the notification for public hearing on July 13th for the change in zoning from Rural Residential to high density Residential.

We are directly affected by the proposed zoning change to adding 20 dwelling units per acre and strongly oppose this zoning changes.

- 1. The traffic now is extremely busy with cars coming from Graton, Forestville, Guerneville and Frei Road, stopping at the Hwy 116 intersection. Adding the proposed housing units will further add to traffic especially in the mornings and coming home from work traffic.
- This is a scenic route where we are also exposed to heavy traffic on the weekends for trips to the coast in addition to the regular traffic.
- 2. The noise level we are experiencing now is so high that I really don't like to be outside. With even more cars driving by, stopping and going at the intersection this will and does have effects on the wellbeing of everyone who lives here. Again we are opposing this increase in dwelling units/change in zoning.
- 3. This neighborhood is on well water. With more housing increasing the demand on water significantly. We already have many wineries in this area with extreme use of ground water. Apple orchards use much less water but these have been taken out and replaced with grape growing. Again we are extremely opposed to the change in zoning.
- One year of significant rain will not change the water situation.

There should be other housing opportunities in Sonoma County where water is provided by the City or County and noise and traffic will not have a significant impact on others.

We are saying NO to the rezoning!

This proposed zoning change will also reduce the value of our property significantly.

Thank you, Ingrid Heilmeier Albert Mach

From: Ingrid Heilmeier

To: PermitSonoma-Housing

Cc: Franky Heilmeier; Albert Mach

Subject: APN 130-180-079 - 3155 Frei Rd.

Date: Tuesday, July 11, 2023 7:47:05 PM

EXTERNAL

Dear Sirs.

We have received the notification for public hearing on July 13th for the change in zoning from Rural Residential to High Density Residential.

We are directly affected by the proposed zoning change to adding 20 dwelling units per acre and strongly oppose this zoning changes.

- 1. The traffic now is extremely busy with cars coming from Graton, Forestville, Guerneville and Frei Road, stopping at the Hwy 116 intersection. Adding the proposed housing units will further add to traffic especially in the mornings and coming home from work traffic.
- This is a scenic route where we are also exposed to heavy traffic on the weekends for trips to the coast in addition to the regular traffic.
- 2. The noise level we are experiencing now is so high that I really don't like to be outside. With even more cars driving by, stopping and going at the intersection this will and does have effects on the wellbeing of everyone who lives here. Again we are opposing this increase in dwelling units/change in zoning.
- 3. This neighborhood is on well water. With more housing increasing the demand on water significantly. We already have many wineries in this area with extreme use of ground water. Apple orchards use much less water but these have been taken out and replaced with grape growing. Again we are extremely opposed to the change in zoning.
- One year of significant rain will not change the water situation.

There should be other housing opportunities in Sonoma County where water is provided by the City or County and noise and traffic will not have a significant impact on others.

We are saying NO to the rezoning!

This proposed zoning change will also reduce the value of our property significantly.

Thank you, Ingrid Heilmeier Albert Mach

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

Subject: FW: July 2023 Draft of the Housing Element and Final EIR

Date: Tuesday, July 11, 2023 8:52:20 AM

From: Jennifer Harris < <u>jennifer.h.swift@gmail.com</u>>

Sent: Monday, July 10, 2023 3:55 PM

To: Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Larry Reed <<u>Larry.Reed@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>; Jacquelynne Ocana <<u>Jacquelynne.Ocana@sonoma-county.org</u>>; Kevin Deas <<u>Kevin.Deas@sonoma-county.org</u>>; Shaun McCaffery@sonoma-county.org>; Eric Koenigshofer <<u>Eric.Koenigshofer@sonoma-county.org</u>>

Subject: July 2023 Draft of the Housing Element and Final EIR EXTERNAL

Hello,

While I definitely understand the need for more affordable housing, I was concerned about the initial proposed plan to add what seemed like an unusually large number very quickly to our tiny town of Forestville. I am very happy with the current changes and would like to express to you my support of the staff recommended removal of sites FOR-2, FOR-5, and FOR-6 and ask you to approve the July 2023 Draft of the Housing Element and Final EIR.

Thank you very much, and have a good evening, Jennifer

From: Jennifer O"Donnell

To: PermitSonoma-Housing

Subject: Objection to rezoning 3280 Hicks Road Date: Tuesday, July 11, 2023 7:26:16 PM

Dear Permit Sonoma,

My family lives adjacent to this 2 acre property and received notification that you are proposing to rezone from 2 homes per acre to 20 units per acre. Many can argue the environmental reasons against this rezoning better than I can, so I just want to express the heartache and financial toll this type of development would personally cause us. This home is my main source of retirement after working the majority of my career in nonprofits for the good of Sonoma County. If this rezoning goes through, it would drastically change the rural character of the neighborhood and significantly devalue our home.

I know we need housing and I could accept rezoning the property to double the capacity to 4 homes per acre if it was found environmentally sound, but not 40. This proposed rezoning is placing the profit for one landowner over the needs of the other neighbors, our environment and the character of the community. We are on a private well and I am concerned about the impact to our well of that much construction and to sustain 40 units, especially since the County has been warning us about the dangers of increased drought with climate change.

Please come visit the property to see for yourself the loss it would be to this community and the very apparent lack of infrastructure to support 40 units. There is already very little parking and no sidewalks. The public bus is unreliable and extremely time consuming for anyone trying to get into Santa Rosa for services. I strongly disagree with the characterization of it being highly resourced.

Many of us are just in shock that this rezoning is even being considered. It feels like a cruel joke and I will be heartbroken if it goes through.

Warm regards, Jennifer O'Donnell

From: judith Rousseau
To: PermitSonoma-Housing
Cc: Lynda Hopkins

Date: Tuesday, July 11, 2023 5:05:00 PM

July 11, 2023

Sonoma County Planning Commission

RE: 3280 Hicks Road, Graton APN 130-146-003

County of Sonoma 6th Cycle Housing Element, Permit Sonoma

File no. PLP20-0018 Dear Commissioners,

I am a home owner/resident on Brush Street in Graton, I'm writing in reference to the proposed zoning change for 3280 Hicks in Graton, allowing 40 units to be built on 2 acres.

First, the concern over ground water is paramount. Adding a huge new well, or wells will be a huge impact to the watershed. As you know too well, the drought is not over. I am constantly aware that our ground water levels are in jeopardy all over the county. Wells are failing.

The backroads into the area are in poor condition and very narrow. Increased traffic will impact the condition of the roads, parking and the safety of our children and pets. The sheer number of houses/ units would change our neighborhead ambience immensely. Wildlife habitat will be dramatically reduced and nesting birds will be affected.

Finally, paving a large area on top of the hill where this project would be located, will increase the chance of flooding on Brush Street. I understand there is an ephemeral creek that flows on the property. Many of us have already been affected by water racing down the slope from Hicks Road. My basement has flooded several times. Of course, I understand the strong need for more housing in the County. But the dramatic size increase of this proposal seems unwise in this semi-rural area, with no groundwater monitoring, inadequate road infrastructure and the possibility of increased flooding.

Thanks for listening Judith Rousseau Graton

From: <u>Kathy Oreilly</u>

To: <u>PermitSonoma-Housing</u>

Subject: Housing Element and Lack of Required Notice

Date: Tuesday, July 11, 2023 6:24:52 PM

Dear Sonoma Planners,

I'm writing to inform you that some homeowners here in Santa Rosa did not receive notice letters about the July 13th meeting. In particular, several hundred homeowners in NW Santa Rosa did not receive notice about the proposed annexation of 32 acres on Lance Dr @ Guerneville Rd. This Amendment 4b, is proposing 641 apartments on this site. All of the neighbors need to be made aware of this plan. Please re-schedule the meeting until all notices go out.

Thank You Kathleen Oreilly Westberry Dr

From: <u>Leslie Comrack</u>
To: <u>PermitSonoma-Housing</u>

Subject: proposal to rezone 21413 Geyserville Avenue

Date: Tuesday, July 11, 2023 4:27:20 PM

I am a resident of Geyserville for 29 years, and will be directly impacted by the recommendation to rezone the property listed above, from 4.8 dwelling units per acre to 20 dwelling units per acre. I question the address as provided, which I believe is an occupied single family dwelling, adjoining a property under development. My concerns will be focused upon the property under development, which I believe is the actual proposed rezoning location.

This location was previously a single family dwelling with an orchard, which my residence shared a fence line with. It was a serene and beautiful setting which included a mature live oak overhanging the fence, and was a specific reason why I purchased my property. I admired Geyserville's vision to maintain its agricultural roots, and was proud to become a community member. When the owner died, the property changed hands through a number of developers to its current status. As it exists currently, the historical home was moved towards the street, and was converted to 2 individual apartments. A narrow drive was created to access the area in the rear, and lots were made available for sale of custom homes. Unfortunately for the developer, covid and intense inflation in home building supplies made the properties undesirable—the timing was bad, with only one unit being sold. A home is in the process of being completed, with (I believe) 5 lots still available. If I was the owner of that single building under construction, I would be incensed and furious at this proposal, and would feel like I made my purchase under false pretenses.

This location was not designed or developed for a high density residential structure. The ingress is narrow, and completely inappropriate for what would be a steady flow of traffic. Twenty units would suggest the need for parking for forty vehicles, which would degrade the quality of life in this neighborhood. I question how this would be accomplished, and can only conclude that it would create serious negative impacts—I did not purchase my property to live next to a parking lot, and all the issues and problems which come with that. My neighborhood is remarkably quiet, in spite of being near Highway 101, but the marked increase of high density human impact would alter that completely. I think it is safe to say that my property would devalue as a result of this change in zoning as well, which makes me justifiably angry. I am also concerned that the live oak trees, which are a remnant of the old forest in this valley, would end up dying from roots being paved over, or being cut back mercilessly, which is not acceptable. The difference between a few single family dwellings and an apartment complex is night and day, considering the care and commitment of owners versus transient residents who are less vested in the quality of their home surroundings… this is a terrible thing to do to an established neighborhood and community.

In practical terms, I would like to point out that Geyserville has had two evacuations in the last 6 years. I think we were able to maintain order and safety because we don't have the access issues that towns like Paradise had. This project, with its gross increase of vehicular traffic, creates potential hazards in the ability for people to move about safely. If the County is so desirous of making high density housing available in Geyserville, immediate access to a freeway onramp makes a world more sense than in the middle of the town. If this is just an expedient solution on paper to create more housing while solving a problem for the developer, I urge you to look at the totality of this proposal, and the very real impacts it will create for residents who are committed to this community. Please don't take away the charm and simplicity of my town, and create hodge-podge housing. Please use insight to consider a future that enriches the residents of Geyserville, and makes us an example of a well-ordered town instead of a band-aid for housing problems.

Thank you for your consideration.

Leslie Comrack 122 Renz Lane Geyserville, CA

From: Eric Gage

PermitSonoma-Housing To:

Subject: FW: Program 13: Public comment Tuesday, July 11, 2023 1:39:14 PM Date:

Attachments: Outlook-I3q0s2kk.pnq

Outlook-5ouwgars.png

From: Marc Deprey < mdeprey@gslc.us> **Sent:** Tuesday, July 11, 2023 12:32 PM

To: PlanningAgency < <u>PlanningAgency@sonoma-county.org</u>>

Subject: Program 13: Public comment

The Golden State Land Conservancy currently has 70 projects which protect over 35,000 acres statewide (15,000 in Sonoma County). Of those projects, we have a significant number of mitigation projects of all kinds—protected species habitats, public access, open space, and mitigation banks offering credits for wildlife and endangered plants. GSLC is nationally accredited by the Land Trust Accreditation Commission, approved to hold mitigation lands by the California Department of Fish and Wildlife, and manages several projects for the United States Army Corps of Engineers and the United States Department of Fish and Game. Our offices are in Sebastopol.

The centerpiece of our mission is the "...development of creative, forward-looking conservation solutions." In that spirit, we'd like to remind the Sonoma County Planning Commission that GSLC is very willing to look at holding conservation easements that would mitigate for the local impacts of development. We are aware that a planning department may assume that no competent entity would be willing to hold a mitigation conservation easement, so they fall back on just requiring a deed restriction. Deed restrictions are not as enforceable as a conservation easement. Conservation easements protect property in perpetuity and require annual compliance inspections. Deed restrictions may contain such requirements but have no on-going enforcement mechanism. Conservation easements were invented to overcome these deficiencies.

GSLC wants to support local governments who want to mitigate local impacts though conservation easements by offering our expertise and experience. Please keep GSLC in mind when considering mitigation requirements for housing projects in Sonoma County.

Marc Deprey

Executive Director



Golden State Land Conservancy



1151 Gravenstein Hwy South | Sebastopol, CA 95472

P: 707.827.8634 | **C:** 707.695.7460

E-mail: mdeprey@gslc.us | Web: gslc.us

From: MarkB

To: <u>PermitSonoma-Housing</u>

Subject: Moorland Ave and W Robles Rd high density housing

Date: Tuesday, July 11, 2023 4:02:42 PM

I am the owner of property on Moorland Avenue and Todd Road. I strenuously object to this project taking place at this density level. Traffic on Moorland Ave has already become intolerable at times, and appears to be getting worse, with Moorland Ave beginning to be an alternative to Hwy 101, at times. I wonder also what affect this density of housing will have on groundwater absorption and storm water runoff. Already Moorland Ave floods at times, and the drainage ditches are almost constantly full during rainy times.

Please deny this project until issues are more completely addressed. Thanks you. Mark Braunstein 3671 Moorland Ave Santa Rosa, CA 95407. 134-111-082-000 MarkB

sunwest@sonic.net 707 584 0801

From: Matt O"Donnell

To: PermitSonoma-Housing; Eric Gage
Subject: House Element Permit PLP20-0018
Date: Tuesday, July 11, 2023 11:52:18 AM

Attachments: House Element Permit PLP20-0018 3280 Hicks Rd..pdf

Please see attached letter.

Thanks,

Matt

--

Matt O'Donnell 3220 Hicks Rd. Sebastopol, CA 95472 (707) 332-9220 (cell) (707) 528-4654 (home)

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

Dear Sonoma County Planning Commission/

I am writing to express my disappointment that the commission did not address any of the issues I brought up in my previous letter in regards to the rezoning proposal for 3280 Hicks Rd. The infrastructure of this area simply cannot provide for the number of units being recommended. The groundwater of the area will be negatively impacted as well as the climate and rural nature of the area.

Two weeks ago a tree fell on Hicks Rd. and brought down power lines. Two weeks later, this is the current view of the area with power lines just left in this way. I bring this up to show how services are treated in this rural area. This is not a urban area as noted in the Housing Element report.



The roads are too narrow and do not have sidewalks. There is no street parking. The roads are not maintained. This rezoning will cause further destruction to the infrastructure of the area negatively impacting all who live in this area.





I urge you to reconsider your recommendation for changing the zoning of this property and look to areas in downtown Graton (there is a current lot for sale) or at Redwood Marketplace in Sebastopol as alternatives that are better suited for this type of dense housing.

Thank you for your consideration.

Matt O'Donnell odmatt@gmail.com

From: Naomi Huffstutter
To: PermitSonoma-Housing

Subject: Fwd: Reminder: Planning Commission to Consider Sonoma County Housing Element 7/13

Date: Tuesday, July 11, 2023 4:12:43 PM

To whom it may concern,

I write today in regard to the potential of a rezoning of APN # 069-270-002 / 16450 Laughlin Road, Guerneville, CA.

Well knowing the need for affordable housing in the Russian River area, I do not agree that this particular APN, nor the other two proposed locations are well thought out locations to build homes in the size proposed.

All three potential locations in Guerneville are accessed beyond a creek that runs along Armstrong Woods Road, flooding yearly.

All three potential locations are accessed via a two lane road, which is already overly traveled by locals, and visitors enjoying Armstrong Woods State Reserve.

Please consider other areas that will not negatively affect the safety of our current residents including myself.

Thank you for your time.

Naomi Smith

----- Forwarded message -----

From: Sonoma County, CA < casonoma@public.govdelivery.com>

Date: Tue, Jul 11, 2023 at 3:30 PM

Subject: Reminder: Planning Commission to Consider Sonoma County Housing Element 7/13

To: <<u>naomihuffstutter@gmail.com</u>>

Sonoma County Permit and Resource Management Department



At their July 13, 2023 meeting, the Planning Commission will consider whether to recommend that the Board of Supervisors adopt this version of Sonoma County Draft Housing Element Update and Final Environmental Impact Report (FEIR).

Public attendees will have an opportunity, during the hearing, to submit live comments. <u>Please refer to the meeting agenda for instructions on how to attend and participate in the meeting</u>.

Written comments may be submitted to the project email address at <u>permitsonoma-housing@sonoma-county.org</u> or by mail to Permit Sonoma at the above address. Please submit written comments by July 12, at 5 P.M. Comments will be made available to decision-makers prior to or at the start of the meeting.

Sincerely,

The Housing Element Team

Please let us know what you think! You can email questions or comments to: HousingInitiatives@sonoma-county.org

For more information, visit the Housing Initiatives website.

Permit Sonoma is introducing a series of housing initiatives designed to reduce constraints and expand opportunities for housing development. You are receiving this email because you have expressed interest in receiving updates on these initiatives.

SUBSCRIBER SERVICES:
Manage Preferences | Help

This email was sent to naomihuffstutter@gmail.com using GovDelivery Communications Cloud on behalf of: Sonoma County, California · 575 Administration Drive · Santa Rosa, CA 95403

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

Virus-free.www.avast.com

From: Paul Barbagelata
To: PermitSonoma-Housing

Subject: 16450 Laughlin Road, Guerneville -development proposal

Date: Tuesday, July 11, 2023 5:43:43 PM

Att: Sonoma county permit/planning

I am a homeowner in the Armstrong Valley residential district in Guerneville, California. It has come to my attention that Sonoma County is proposing a huge development of many multi-units on a particular portion of Laughlin Road. I am familiar with this specific parcel, and I find this proposal to be extremely far-reaching for our neighborhood in various ways.

Our neighborhood is known for its quaintness and tranquility. The number of units being proposed is excessive, bordering on the ridiculous. While I'm not an engineer, it seems clear that the access roads for such density are inadequate and irresponsible (especially for fire and flood).

There are ample opportunities for affordable housing development in the lower Russian River area, where open space is available. This beautiful stretch of Laughlin Road should not be destroyed with urban development. Just look what happened to the Western Edition of San Francisco in the 1960's (Urban Renewel) They basically destroyed an iconic neighborhood.

Thank you for your time, and I sincerely hope you consider the negative implications of this project.

Yours truly,

Paul Barbagelata 16471 Watson Road

--



c 415.279.3834 paulb@realestatesf.com RealEstateSF.com NEW Neighborhood Trends



45 West Portal Ave | 2381 Chestnut St

I have not verified any of the information contained in those documents that were prepared by other people. You will never receive wire instructions or changes to previously provided wire instructions from myself or my team. NEVER WIRE FUNDS PRIOR TO CALLING THE ESCROW OFFICER AT THE PHONE NUMBER PREVIOUSLY PROVIDED TO YOU.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Eric Gage

To: <u>PermitSonoma-Housing</u>

Subject: FW: REQUEST TO REMOVE PARCEL FOR-4 FROM CONSIDERATION FOR REZONING

Date: Tuesday, July 11, 2023 9:23:27 AM

From: Paul Paddock < paulpaddock@sbcglobal.net >

Sent: Monday, July 10, 2023 7:33 PM

To: Greg Carr < Greg.Carr@sonoma-county.org >

Subject: REQUEST TO REMOVE PARCEL FOR-4 FROM CONSIDERATION FOR REZONING

Hi Greg,

I own APN 083-073-010, referred to as Parcel FOR-4 in the EIR the County is doing for its Housing Element update. You may be familiar with it, since you said at a previous meeting, that you had visited a number of the sites recommended for rezoning, and had reservations about the location and characteristics of some of the parcels.

During the Planning Commission's recent meeting regarding the EIR, and in correspondence I sent to Mr. Gage, I indicated that the maximum density proposed for my property seemed clearly inappropriate. It would be inconsistent with surrounding parcel densities, and create the potential for significant traffic, and neighborhood changing impacts.

The most significant site specific challenge is access via a long, narrow, one lane easement. This is the only ingress and egress, and having 60 or 70 households trying to evacuate in the event of a fire or other disaster would be challenging to say the least.

There are also issues regarding underlying soil conditions. During the winter months, heavy rains percolate through the sandy loam topsoil, until reaching an impervious layer of heavy clay. At this point, the water can no longer move downward, and the topsoil and clay become saturated to the point that in many places water pumps from the ground. I can't imagine that a large, two or three story structure would work in such unstable conditions without major

My neighbors have expressed serious concerns about the proposed density increase. They don't support it, and neither do I.

It is unfortunate, that my willingness to consider some increase in density, would trigger consideration of such a dramatic step-up in density. If I misunderstood the original outreach from the County, I apologize. With that said, I am sensitive to the County's need to demonstrate its commitment to increase housing opportunities throughout the County. I may be supportive of a density increase that would be more compatible with my immediate neighborhood, community, and site conditions.

I would welcome the opportunity to discuss this with you. Please call me if you have questions about my parcel, or my feelings regarding the proposed rezoning.

I would be grateful, if you would enter this letter into the record.

Thank you,

Paul Paddock 707 450-5759

- •
- •
- •
- •

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From:	Eric Gage
To:	<u>PermitSonoma-Housing</u>
Subject:	FW: Attn: Eric Gage - PRMD DHE FEIR comments 7-11-23
Date:	Tuesday, July 11, 2023 10:22:03 AM
Attachments:	PRMD DHE FEIR comments 7-11-23.docx
	2002 - 404 Penngrove Sewer Capacity Study.pdf
From: R.S. <sk< td=""><td>ypilot4u2@yahoo.com></td></sk<>	ypilot4u2@yahoo.com>
Sent: Tuesday,	July 11, 2023 10:16 AM
To: Eric Gage <	Eric.Gage@sonoma-county.org>
Cc: Kent Gylfe	<kent.gylfe@scwa.ca.gov></kent.gylfe@scwa.ca.gov>
Subject: Attn:	Eric Gage - PRMD DHE FEIR comments 7-11-23
EXTERNAI	
dedicated to supp	rea Plan Advisory Committee (PAPAC) is a community based organization, <u>established in 1984</u> , orting and advocating for the community of Penngrove Specific Plan goals and policies and the South Preservation Committee (SCRPC) community lawsuit settlement agreement with the City of Rohnert

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

Attn: Eric Gage
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403.
(707) 565-1391
eric.gage@sonoma-county.org

Permit Sonoma Rezoning Housing SItes for Housing Update - FEIR comments

There are 33 years of substantial evidence on the administrative records of reporting capacity limitations and the existence of physical constraints in the PSZ (*Penngrove Sanitation Zone*) collection system lines "L", and "P".

The PSZ analysis recommendations have been circulated and relied on for system reviews by multiple agencies including: SCWA, PRMD, Sonoma LAFCo and the city of Petaluma identifying the physical constraints in the PSZ collection system lines.

The physical constraints identified in the PSZ collection system have restricted higher density land use plan amendments in the PSZ in excess of the existing land use plan. During the entire 33 year period, no major land use changes have ever been made or considered, in the PSZ, NONE.

The WSS study for the DHE and DEIR notes that: "the agencies serving Geyserville, Guerneville, Larkspur and <u>Penngrove did not provide any system information</u>." The WSS Study was a paper study only, and did not include hydraulic model analyses of the sewer systems. The WSS study relied on a 2016 SCWA SSMP i/I water infiltration study that <u>does not identify, recognize or consider</u> the capacity status or the existence of the known physical conditions of the PSZ system in the WSS evaluation.

At the May 20, 2021 DHE Commission meeting I commented and reported the missing PSZ institutional records in the WSS study and submitted all the missing records with written comments. At the May 20, 2021 DHE Commission meeting Commissioner Carr also referred to my comments and concerns and requested the Commission receive a statement from the service provider as to the current PSZ capacity status for existing land use build out and the increased demand from the proposed rezoning.

No statement, finding, or clarification from the service provider was forthcoming to the Commission to address all the questions about the current and future increased demand PSZ capacity status.

During the DEIR comment period I again submitted all the missing records with written comments. The study claims to determine and calculate if capacity exists within the existing systems to accommodate the proposed projects.

Here are responses to specific comments and questions I submitted about physical constraints and methods the DHE WSS study used to determine and calculate the current PSZ capacity status.

Comment (101.1) How many people the (2016 SCWA SSMP) analysis assumed were within the PSZ?

Response: (101.1) <u>We cannot speculate on the method SCWA SSMP used to produce population estimates</u>.

2) Comment (101.2) How many persons per ESD were assumed in the analysis. Does it includes a new population baseline over the land use element estimated population of 1,300 to 1,450 people under full build-out conditions?

Response: (101.2) <u>We cannot speculate on the method SCWA SSMP used</u> to produce population estimates.

5) Comment (101.5) There should be a count of existing hookups needed for the land use plan at full build out and a reserve capacity maintained to allow for failing septic systems in the future. This baseline information should be required before consideration of additional housing projects.

Response (101.5) This comment does not pertain to the analysis or conclusions of the EIR.

The responses **do not answer** the capacity status or mention the constraints in the PSZ collection system lines "L" and "P". The analysis identifies two pipe lines needed in the Sonoma Valley District. However the PSZ collection lines "L" and "P" have been totally overlooked and omitted in the DHE and DEIR analysis?

The PSZ capacity analysis has been evaluated in the context, of a framework of assumptions, that deny the existence of the capacity limitations and collection system physical problems.

Recommendations:

Table 24: Water and Wastewater Availability by Service Area. Page APP-375

Move the PSZ proposed rezone sites from Category 2 to Category 3. Likely inadequate as is, may require significant improvements.

A specific finding must be made by the responsible agencies, SCWA and PRMD, to determine the status of the existing capacity constraints and physical deficiencies in the PSZ collection lines "L" and "P"that restrict higher density land use plan amendments in the PSZ as follows:

 the identified and reported conditions in the PSZ <u>have been</u> resolved and how they have been resolved. (PRMD should send a copy of the finding that the reported conditions in the PSZ <u>have been</u> resolved and how they have been resolved to Sonoma LAFCo to update their files on the PSZ.)

OR

2) the identified and reported conditions in the PSZ <u>have not</u> been resolved and how and when they will be resolved?

The Penngrove Specific Plan land use element allocated limited sewer hook ups on a parcel specific basis. If the existing conditions <u>have not</u> been resolved and there is <u>increased demand from the proposed rezoning</u> the parcel specific sewer hook ups could be reallocated. This would leave parcels with hook up entitlements unbuildable or people in existing homes not hooked up yet within the PSZ unable to hook up. In effect, it would be a de facto plan amendment.

If a statement or finding is not made given the long standing existing physical conditions of the PSZ collection system constraints and that it is close to it's established estimated "full build out" capacity of 1300-1450 people at this time PRMD should pursue implementation of General Plan policy PF1b. Consider moratoria on plan amendments and zoning changes in the PSZ to protect residents with parcel specific hook up entitlements who have not hooked up yet.

2/22/22

Attn: Eric Gage
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403.
(707) 565-1391
eric.gage@sonoma-county.org

Permit Sonoma Rezoning Housing SItes for Housing Update - DEIR comments

The EIR consultant stated that the agency (SCWA) "<u>did not</u> provide any system information" for the PSZ <u>and relied on the 2016 SCWA SSPM update</u>.

The 2016 SCWA SSPM sewer capacity evaluation only addresses constraints due to i/i sources <u>but does not address the actual physical corrections needed as</u> already identified in the SCWA 2002 PSZ update for PRMD's GP DHE.

The 2016 SCWA SSMP analysis is an i/i study, a single purpose exercise intended to identify areas of storm water infiltration into the collection system and pose future remedies. In that sense it is uni-dimensional and not intended to be used as a systemic multi-dimensional, multi variant systemic analysis.

The SCWA SSPM 2016 does not take into consideration the established existing baseline data regarding the physical limitations of the trunk line collection system and estimated capacity constraint under full land use build out conditions as identified in the SCWA 2002 system capacity evaluation, notably the "required" replacement of line "L", and line "P. as already identified in SCWA's 2002 PSZ system update for PRMD's proposed GP DHE (April 20, 2001)

The 1990 and SCWA's 2002 update have governed the limitations on any land use plan density increases in the PSZ since 1990. It established *no extra hook ups for increased land use densities beyond what was established in the 1984 Penngrove Specific Plan* and did not change during the 2020 County General Plan update and still exist to present day.

The County has no records of any significant land use density amendments to the General Plan or the Penngrove Specific Plan to increase parcel densities in the PSZ since 1984, *none*. The same land use element densities used during the 2020 General Plan update are still in effect now.

During the 2020 General Plan update PRMD used the latest PSZ figures from SCWA for PRMD's proposed GP DHE (April 20, 2001) SCWA reported - The current loading is calculated to be about 1,251 people based upon the current master list load of 471.29 ESDs using PRMD's SFD factor of 2.655 persons per ESD factor. For example: 471.29 ESDs X 2.655 persons per ESD = 1,251.12 people within the sewer district as of November 4, 2002.

The 2016 SCWA SSPM and PRMD DHE consultant used the 2016 ESD count of 517 ESDs, however SCWA's current 2021 ESD count is 550.

The County land use element estimates a population of 1300-1450 people at full build out conditions under existing collection system conditions.

Using PRMD's 2021 DHE EIR SFD factor of 2.6 people per ESD X 550 ESDs = **1430** people which is close to the maximum upper end of the limitations of **1300-1450** people for the existing system until the replacement of *line "L"*, and *line "P"* as identified in the 1990 study, SCWA's 2002 study update, 2020 General Plan Housing Element, and LAFCo.

The 2016 SCWA SSMP states: "The PSZ currently has an Agreement with the City for the City to treat the equivalent volume of sewage for a maximum of 3,000 people. 2010 Census population: **2,522 people**."

However the "2010 Census population of **2,522 people**" refers to the entire population in the Penngrove area outside the PSZ combined with the population inside the PSZ. How many people did the 2016 SCWA SSMP analysis assume were within the PSZ in 2016?

The 2016 SCWA SSMP states: The PSZ was built in 1992 however the 1st capacity study was done in 1990, two years BEFORE it was built? This is because **the PSZ was built in 1975**, **not 1992!**

There is substantial evidence on the administrative record concerning reasonably foreseeable "worst case" existing condition limitations of the sewer line collection system constraint as *indicated by PRMD's statement* in *Sonoma LAFCo's City of Petaluma MSR (Municipal Services Review).* "PRMD reports that to meet future demand, the existing trunk sewer line between Penngrove and Petaluma will require replacement." "According to the PRMD's calculations, the PSZ has adequate capacity (maximum service capacity for 3,000 people) with sewer line improvements."

The cost of replacement of *line "L"*, and *line "P"* has already been identified and included in SCWA's annual budget in the past. However subsequently the budget item was withdrawn diverting the funding in favor of pursuing other (i/i) storm water infiltration projects.

In addition to the General Plan land use densities, existing, and future "build out" estimated population numbers were also reported in the original 1990 PSZ capacity study, <u>and 2002 SCWA staff revision of the 1990 PSZ capacity study</u>.

The data used in PRMD's draft DHE EIR references the 2016 SCWA SSMP for the EIR capacity analysis. However the 2016 SCWA SSMP does not cite the existing, and future estimated, "build out" population numbers based on the land use densities allowed in the General Plan. If SCWA no longer follows its past practice of citing existing, and future estimated, "build out" population numbers than how many persons per ESD are assumed in the 2016 SSMP modeling analysis? This is essential information for an analysis to properly evaluate the existing system capacity when commenting on an EIR.

Does the SCWA SSPM 2016 update claim to establish a new, as of yet unidentified, population baseline over the prior Specific Plan land use element estimated amount of **1300-1450 people at full build out conditions**?

SCWA anticipates a more complete comprehensive systemic analysis of the PSZ will be available when the City of Petaluma and SCWA do the new joint comprehensive update some time in the future.

There are **two separate build out scenarios** for consideration within the PSZ:

- 1) Under the current land use Plan for 1300-1450 people at full build out with the PSZ existing conditions needing collection system improvements.
- 2) Future build out to the maximum allowable sewer capacity entitlement in Petaluma at the treatment plant for 3000 people *AFTER* sewer collection system improvements.

The DHE EIR consultant notes: "The Penngrove sites may be viable if the capital improvement projects have been completed and it may require a revised agreement with the city of Petaluma for treatment"

- 1) Specify exactly which capital improvement projects are needed?
- 2) Specify revisions needed to the agreement with Petaluma for treatment?
- 6.0 Recommendations, page 20: The DHE EIR consultants claim that "high-level analysis investigation ... of the sewer system capacity and wastewater treatment capacity was performed, *and continues* "28 of the sites appear to have existing sewer infrastructure capacity in order to accommodate additional residential density due to the proposed re-zoning?

In the PSZ the DHE EIR consultant has conflated the wastewater treatment infrastructure in Petaluma available for the maximum allowable future sewer capacity entitlement for **3000 people** at the treatment plant *AFTER* PSZ sewer collection system improvements ... with the existing PSZ limited capacity of the collection system infrastructure under the current land use Plan for **1300-1450 people** at full build out until the collection system improvements are completed.

There should be a count of existing hook ups, an estimate of total hook ups needed for the land use plan FULL build out, <u>plus a reserve capacity maintained to allow for failing septic systems in the future</u>. This baseline information should be required <u>before ANY serious consideration</u> is given to the idea of having "any extra excess capacity" for additional unplanned for new DHE housing projects.

PSZ ratepayers are entitled to know if there are any anticipated proposed land use changes being considered that could adversely impact their ability to hook up in the future to the sanitation system they finance. If there is any mishap due to mistakes in properly calculating the existing condition capacity who will be financially responsible for the damages and repairs to the system?

Will developers of the DHE be required to post bond in case there are damages to the system? Will the PRMD DHE EIR analysis specify who or what agency(s) will be financially liable if their proposed DHE experiment fails the PSZ system?

Given the long standing existing physical conditions of the PSZ collection system constraints and that it is close to it's established estimated "full build out" capacity of 1300-1450 people RIGHT NOW, PRMD and SCWA staff should pursue implementation of General Plan policy PF1b, see attached, and consider moratoria on plan amendments and zoning changes in order to protect services to existing residents and entitlements to residents in the zone who have not hooked up yet.

Sonoma County General Plan Public Facilities and Services Policy PF-1b:

Prepare or encourage the preparation of master plans or equivalent documentation for all wastewater management systems prior to approval of project facilities. Design and construct all facilities in accordance with General Plans of the applicable jurisdictions. In the event that a master plan or monitoring fails to show adequate facilities or supplies for planned growth, consider moratoria on plan amendments, zoning changes, building permits or other entitlements in order to protect services to existing residents. The minimum contents necessary for an adequate master plan or equivalent documentation are:

- (1) Maps showing future service area boundaries, [1]
- (2) Forecasted growth that reflects all potential sources of future demand for facilities and the relationship to General Plan projections and limits,
- (3) Projected service and facility needs, [3]
- (4) Estimated costs and revenues for needed improvements, [1]
- (5) System design parameters and assumptions, [5]
- (6) A program for water use reduction, [step]
- (7) A program to reduce storm water infiltration
- (8) A program to monitor and account for amendments of the General Plan Land Use Map over time.

Document attached:

1) Penngrove Sewer Zone (PSZ) Capacity Study updated November 4, 2002 (SCWA)

Thank you.

Rick Savel
Marin LAFCo Commission, public member
Penngrove Area Plan Advisory Committee, co-chair
P. O. Box 227, Penngrove, CA 94951
Ph# 415-479-4466, no texting
Email: SkyPilot4u2@yahoo.com

Attn: Eric Gage
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403.
(707) 565-1391
eric.gage@sonoma-county.org

Permit Sonoma Rezoning Housing SItes for Housing Update - DEIR comments

RE: <u>Penngrove Sewer Zone (PSZ) Capacity Study dated November 4, 2002</u> updated by me, <u>SCWA PSZ engineer David Grundman</u> (*retired*)

I noted several corrections to the Kennedy/Jenks/Chilton study of June,1990 with the conclusion that under the existing physical conditions the collection system <u>did not have sufficient capacity to handle the expected</u> land use build out. Please see the complete study attached.

To my knowledge, <u>nothing has been done to change the physical situation</u> during the past 30 years. However, there has been yet another study done which, was updated September 2016. From my experience, it does little good to do multiple studies and not address actual corrections to the existing problems.

In the September 2016 SCWA PSZ SSMP updated study, there are a number of items that I would take issue with.

SCWA SSMP Section 8:

The Summary suggests that that the Penngrove system would benefit from continued I/I monitoring and lays out a good monitoring plan, however <u>it does</u> <u>little to determine and identify where the existing identified physical problem areas are located and solving actual known physical problems</u>.

How will monitoring fix an already established previously identified physical problem at the known locations? The system is very old and is in need of repairs in order to reduce I/I, a major cause of overflows and inadequate capacity.

System Evaluation: second page, first paragraph, suggests that securing manhole covers (this will likely lead to backflows into homes/businesses) and temporarily diverting flows. Where do they plan to divert the flows to? (It appears to me that this section may have been written by someone(s) lacking actual experience in the operation of a sewer system.)

SCWA SSMP Section 9:

While this section does layout a good monitoring plan, it does little to determine where the problem areas are located. It is not likely that monitoring flows will serve any purpose at this time, lacking normal storm patterns.

It appears that there is a lot of resources being spent on studies and very little on actually solving the already identified existing conditions and problems.

David Grundman (SCWA retired)

Email: dave pat 1999@yahoo.com

Attachment: <u>Penngrove Sewer Zone (PSZ) Capacity Study dated November 4, 2002</u>

E-Mail may contain confidential information that is covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521, and is legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.

PENNGROVE SEWER CAPACITY STUDY

By David Grundman November 4, 2002

SUMMARY

The Penngrove sewage collection capacity was analyzed based upon the current flow rates projected to build out and then included the proposed additional loading from the Sonoma County General Plan – Draft Housing Element. It was found that the existing collection system is not adequate to handle build out flows from the sanitation zone.

Three reaches of the collection system appear to be inadequate. When the additional loadings from the Draft Housing Element are 100% applied, then the situation becomes worse. Two of the reaches will need to be upgraded even under the current projected buildout plan. The current flow rates are handled by the collection system and the addition of the proposed Draft Housing Element will not tax the collection system under current flow conditions.

PURPOSE

The purpose of this study is to evaluate only the sewer capacity of the Penngrove collection system based upon current flow data and current zoning with proposed changes. Those changes are suggested in the Draft Housing Element of the Sonoma County General Plan, April 20, 2001.

DOCUMENTS

Exhibit A: Kennedy/Jenks/Chilton (K/J/C) completed a sewer capacity study in June of 1990. Corrections were made to reflect current flow rates and zoning.

Exhibit B: Sonoma County General Plan – Draft Housing Element (DHE), April 20, 2001, December 17, 2001 revisions, excerpts relative to Penngrove. It appears that a total of 55 units are proposed with about 34 being additional units.

Exhibit C: Master list for Penngrove listing all of the sewer connections dated 10-17-01 for a total of 471.29 ESDs.

Exhibit D: An old document dated September 4, 1992 showing a calculation for the average dry weather flow (ADWF)/ESD to be 236 gpd/ESD. This number may have come down over the years due to water conservation, but there are no current meter readings available for Penngrove.

Exhibit E: A partial set of plans for the Penngrove collection system along with capacity calculations for each reach.

Exhibit F: A series of spreadsheets, which analyze the expected flows at buildout with and without the DHE included.

BACKGROUND

The sewage from this system is pumped to Petaluma for treatment under an agreement, which currently limits the connected load to the equivalent of 3,000 people. The current loading is calculated to be about 1,251 people based upon the current masterlist load of 471.29 ESDs and the 2.655 persons per ESD as shown in Exhibit B.

J/K/C completed a sewer capacity study in May of 1988. The study formed a basis for this current study. The J/K/C study contains two errors for the capacity of Lines E and N. The line E error was for the slope of the line, which when corrected did not change the ability of the collection system to handle additional loading.

Line N is a different matter. This line is actually composed of two 6-inch lines used for siphons. It appears that the cross sectional area of the two pipes was totaled and an equivalent pipe used to produce the capacity calculation. The correct method would be to simply add the capacity of each separate line together instead of attempting an equivalent pipe. The end result, including an adjustment for the n-factor, is that Line N has an actual capacity of 0.52 MGD instead of 1.18 MGD shown in the study.

The J/K/C study points out two other reaches that appear to be in need of upgrading in order to carry the total buildout flows. They are known as lines P and L in the J/K/C study.

ANALYSIS

The K/J/C study was corrected directly per the notes above. This information was then entered into a series of spreadsheets (Exhibit F), which developed the peak wet weather flow (PWWF) with and without the DHE. Spreadsheet #9 shows where the DHE comes from. This information is then routed to Spreadsheets #1 and #2, which develop the (ADWF) as a basis.

The PWWF is then developed in spreadsheets #3 and #4 by adding the I&I to the ADWF (increased by a wet weather factor ranging from 4.5 to 5).

Spreadsheet #5 and #6 are a summary comparison of the PWWF to the sewer capacity. The spreadsheets suggest that capacity is already limited in three reaches of the collection system. Spreadsheet #5 indicates that the siphon located in reach point 5-13 (area N) will be short about 15 ESDs under current buildout conditions. Additional study may show that this will not be a problem. It appears that the K/J/C study may have simply used a straight pipeline analysis to determine the capacity of the siphon instead of a siphon analysis.

Two other reaches for areas P and L are also short on capacity under the same conditions. Areas P and L where also pointed out in the K/J/C study as being short on capacity.

A comparison between spreadsheets #5 and #6 show that the addition of the DHE units will just make things worse as can be expected. The proposed DHE units are located above the areas P and L, which are the two lowest reaches of the collection system; therefore moving the DHE units to another reach will not accomplish anything.

Spreadsheets #7 and #8 show that the two lowest reaches (areas P and L) can accommodate the additional loading from the DHE units under current flow conditions. An overloading of the two lower reaches is expected some time in the future unless additional capacity is developed. This can take the form of greater water conservation, parallel lines, or direct replacement of some existing lines. It is unlikely that Area N (the siphon) will be able to accommodate the additional loading from the DHE units without further study.

CONCLUSION

The Penngrove collection system does not appear to have sufficient capacity to handle the expected build out loading under current zoning conditions along three reaches of the system. Capacity improvements are required just to meet the current buildout plan. The additional load from the DHP cannot be handled without capacity improvements.

Daveg/Penngrove Sewer Capacity Study

Kennedy/Jenks/Chilton

Marathon Plaza, Tenth Floor 303 Second Street San Francisco, California 94107 415-362-6065

4 June 1990

Mr. K. Giovannetti Senior Civil Engineer Sanitation Division County of Sonoma 575 Administration Drive Room 117A Santa Rosa, CA 95403

Subject: Penngrove (CSA #19) Sewer System Capacity Study

K/J/C 900010.00

Dear Mr. Giovannetti:

We have completed the sewer system capacity study for the Penngrove area in accordance with our Agreement. The enclosed report describes the work performed, and presents our conclusions and recommendations. Twenty-five copies are furnished.

We have enjoyed working with you, Larry Brown, and John Sciborski on this study. The analysis was done by Jill Bicknell and Kerwin Allen of our office, under my direction. If we can provide any further assistance on this matter, please call.

Very truly yours,

KENNEDY/JENKS/CHILTON

Daniel F. Seidel, P.E.

Project Manager

DFS/kadWPC113

Enclosure

TABLE OF CONTENTS

<u>Title</u>	age
INTRODUCTION	1
Background Objectives	1
METHODOLOGY	1
Sources of Information Method of Approach Design Criteria	1 2 3
RESULTS	4
Average Dry Weather Flows Peak Wet Weather Flows Sewer System Capacity	4 4 4
CONCLUSIONS AND RECOMMENDATIONS	· 5

LIST OF TABLES

- Table I Estimated Average Dry Weather Flows, Ultimate Build-out Condition
- Table 2 Estimated Peak Flows and Available Capacity
- Table 3 Estimated Capacity of Sewer Lines

LIST OF FIGURES

- Figure 1 Penngrove Land Use Plan Map
- Figure 2 Sewage Flow Peaking Factors
- Figure 3 Sewer System Map

INTRODUCTION

Background

County Service Area No. 19 (CSA 19) provides sewer service to the community of Penngrove. The community is located in central Sonoma County along the Highway 101 corridor, within the Rohnert Park-Cotati planning area. A land use plan map is presented on Figure 1.

Penngrove is a community of primarily urban and rural residential land uses, with some commercial and industrial areas along Old Redwood Highway. Its population was estimated at 800 in 1980, and projected to increase to 900 in 1990 and 1,400 by the year 2005. It is surrounded by rural residential development areas which are beginning to be developed.

In order to be able to respond to requests for new sewer services, the Sonoma County Department of Public Works (the County) retained Kennedy/Jenks/Chilton to perform a sewer system capacity study and estimate the available capacity in the existing sewer system. Kennedy/Jenks/Chilton was authorized to perform the study per Agreement with the County dated 30 November 1989 and to begin work on 29 January 1990.

Objectives |

The study involved an evaluation of the Penngrove sewer system with the following objectives:

- Determine the system capacity required to serve the "build-out" population of CSA 19 allowed by the 1989 General Plan within the existing service area boundaries;
- 2. Determine the residual capacity available in each pipe line at ultimate build-out conditions.

The results of the study provide the County with information to help respond to requests for annexations or increases in population densities.

METHODOLOGY

Sources of Information

The following information was obtained from the County for use in this study:

- Sonoma County General Plan Land Use Element and Public Facilities and Services Element, Sonoma County Planning Department, adopted 23 March 1989;
- Land Use Plan Map: Rohnert Park-Cotati and Environs, Sonoma County General Plan, adopted 23 March 1989;

- Sonoma County Assessor's Parcel Maps;
- 4. Sanitation User Inventory Master List, prepared by Sonoma County Public Works Department, dated 27 October 1989;
- 5. Construction Drawings, County Service Area No. 19, Wastewater Collection and Pumping Facilities Project C-06-1112, Sheets G-1, C-1 through C-47, February 1977.

Peaking factors for wastewater flows were obtained from Figure 4 of <u>Design and Construction of Sanitary and Storm Sewers</u>, American Society of Civil Engineers, Manuals and Reports on Engineering Practice, No. 37, 1969. The selected peaking factor curve is reproduced on Figure 2 of this report.

Method of Approach

The methodology used to estimate the available capacity in the Penngrove sewer system is described below:

- 1. A map of the existing sewer system was superimposed on a composite of the assessor's parcel maps and divided into 15 major sewer lines of relatively uniform diameter and slope. The boundaries of the contributing areas to each line were determined and the size of each area in acres was estimated, using information from the assessor's maps and the construction drawings. (Note that the size of a contributing area equals the sum of the areas of its individual parcels and does not include street and road areas.)
- 2. The estimated average dry weather flow (ADWF) from each contributing area was calculated as follows. The existing wastewater flows were determined from the County's sanitation user inventory master list of equivalent single dwellings (ESDs) on each developed parcel in the service area. Future flows from undeveloped parcels were estimated based on the maximum density allowed by the land uses specified in the General Plan (Figure 1) and unit flow rates associated with those uses (see Design Criteria). Estimated flows from all parcels in a contributing area were summed to compute the total ADWF from each area. Area ADWFs are presented in Table 1.
- 3. The total (or cumulative) ADWF for each pipe line was estimated by adding ADWFs from all upstream lines to the ADWF of the contributing area to that line (see Table 2).
- 4. Peak dry weather flows (PDWFs) for each pipe line were estimated by applying a peaking factor to the cumulative ADWF for that line. The peaking factor was selected from a graph of peaking factors versus population (Figure 2). To use the graph, an equivalent population associated with the cumulative ADWF of a particular line was calculated, based on the ESD

flow rate and an average household size of approximately 2.7 persons (from the County General Plan, Land Use Element, Table LU-11). The cumulative ADWF multiplied by the peaking factor yielded the cumulative PDWF (see Table 2).

- 5. Wet weather infiltration/inflow (I/I) was computed on a gallon per day per acre (gpad) basis. The estimated I/I from each contributing area was summed to produce a cumulative I/I for each pipe line. The cumulative I/I was added to the cumulative PDWF to obtain the peak wet weather flow (PWWF) for each line (see Table 2). The estimated PWWF represents the total capacity required in a given line to adequately serve the needs of its contributing service area.
- 6. The design capacity of each pipe line was computed using Manning's equation for open channel flow. Since pipe capacity is controlled by slope, the minimum slope of the line was used to compute the capacity of the line if the entire line was not of constant slope. The pipe characteristics and computed design capacities are presented in Table 3.
- 7. The final step was to subtract the PWWF from the computed design capacity to determine the available capacity in each line. The results of these computations are presented in the last columns of Table 2. The available capacities are expressed in million gallons per day (MGD) and in equivalent single dwellings (ESDs). A negative result indicates that the line has insufficient capacity for peak wet weather flows under build-out conditions.

A map of the Penngrove sewer system showing the 15 designated pipe lines and contributing areas is presented on Figure 3.

Design Criteria

For estimating existing ADWFs, a value of 220 gallons per day (gpd) per ESD was used. This value was estimated by the County Public Works Department based on actual wastewater flow data collected during the period July through October 1989, and is higher than the 181 gpd per ESD used in the General Plan revision of 1989. For estimating future ADWFs from undeveloped parcels, the following unit flow rates were assumed for each specified land use on Figure 1:

- Residential (UR and RR): 1 ESD (220 gpd) per unit, assuming maximum density (in whole units)
- 2. Commercial (Limited and General): 600 gpad
- 3. Industrial (Limited): 800 gpad
- 4. Quasi-Public (Schools and Parks): 220 gpd per ESD value assigned by Sanitation User Inventory Master List

Ultimate build-out was used to evaluate the worst case hydraulic condition for the system. It is not anticipated that the General Plan population of 1,400 for the year 2005 will be exceeded.

Peak I/I rates were assumed to be 800 gpad, regardless of land use. Flowing full capacities of pipe reaches were computed using Manning's equation, assuming an "n" value of 0.013 for transite (asbestos concrete) pipe.

RESULTS

Average Dry Weather Flows

The computation of ADWFs at the ultimate build-out condition is presented in Table 1. The estimated total ADWF generated from the service area is approximately 151,000 gallons per day.

Peak Wet Weather Flows

The computations of cumulative ADWFs, cumulative PDWFs, contributions from I/I and cumulative PWWFs are presented in Table 2. The cumulative PDWF for the entire system is approximately 0.70 MGD. The cumulative I/I for the system is estimated to be approximately 0.32 MGD, bringing the total cumulative PWWF to 1.0 MGD.

At the request of the County, an I/I rate of 800 gpad was used to calculate cumulative I/I and PWWFs. Based on this assumption, total I/I represents about 30 percent of the peak wet weather flow. This assumption may be conservative, given that the sewer system is only 13 years old and that local groundwater levels are typically below the pipe inverts. However, this rate is probably appropriate for a future condition of ultimate build-out and a somewhat deteriorated sewer system.

Sewer System Capacity

The flowing-full capacity of each sewer line was computed and presented in Table 3. These capacities were then transferred to Table 2 and compared to the estimated cumulative PWWFs to determine the available capacity of each line. In most cases, sewers were designed using a slope that would achieve a minimum self-cleansing velocity of approximately 2 feet per second.

In Table 2, available capacity is expressed in MGD and in ESDs (by dividing the available capacity in gpd by 220). Available ESDs represent the excess capacity in the sewer line above the capacity required to serve build-out in the area served by each line. Build-out is calculated using densities allowed in the General Plan.

The computations indicate that all lines have sufficient capacity for peak wet weather flows at ultimate build-out except the two most downstream sections, line P (from point 13 to point 9) and line L (point 9 to point 10). The flowing-full capacities of lines P and L appear to be less than required capacity by 0.06 and 0.24 MGD, respectively.

CONCLUSIONS AND RECOMMENDATIONS

The analysis of the Penngrove (CSA 19) sewer system capacity and the estimated peak flows under ultimate build-out conditions indicates that the existing sewer system has sufficient capacity for future flows in the upper reaches of the sewer system. However, two reaches of the main trunk sewer (shown as lines L and P on Figure 3) connecting the upper reaches to the pump station have inadequate capacity for build-out conditions. Line L causes the most severe restriction due to its flat (minimum) slope and limits system capacity to 0.78 mgd.

Replacing the existing 10-inch diameter pipes in lines L and P with 12-inch diameter pipes or constructing a relief sewer will be necessary to meet build-out conditions within the CSA. No excess capacity exists to serve areas outside of the CSA, unless the two lines are replaced.

Based on these conclusions, the following recommendations are made:

- The County should continue to monitor sewer system flows to verify I/I rates and unit ESD flow rates.
- Lines L and P should be replaced when approaching their 0.78 mgd capacity. Installation of 12-inch diameter pipes will increase capacity to 1.02 mgd, matching the estimated build-out flow.
- Consideration should be given to installing 15-inch diameter pipes for these lines if it is contemplated that areas outside the CSA boundaries will be annexed in the future.

TABLE 1. PENNGROVE SEWER CAPACITY STUDY

ESTIMATED AVERAGE DRY WEATHER FLOWS, MAXIMUM BUILD-OUT CONDITION

TO LINE	GENERAL PLAN	AREA (AC)	SINGLE DWELLINGS (ESDS)	(GPD) (1)	TOTAL ADWF TO LINE
		~~~~~~		FO/0	
A ·	UR-1	27.0	27 42	5940 9240	
	UR-2 UR-4	21.4 11.7	44	9680	
•	UK-4	11.7			24,860
В	UR-1 .	42.8	42	9240	•
_	2.1				9,240
3	UR-1	5.2	. 5	1100	
	UR-2	14.5	28	6160	
	LIM. IND	16.5	NOT APPLICABLE	13200	20,460
_			24	//70	20,400
· D	UR-1	21.6	21	4620	4,620
_	LID f	7 0	. 7	` 1540	
€ .	· UR-1 UR-2	7.8 4.7	8	1760	
	OK-Z			1750	3,300
F.	UR-1	1:2	1	220	
•	UR-2	26.5	, 5 <u>2</u>	11440	
	GEN. COMM.	2.8	NOT APPLICABLE	1680	•
	·	,	•		13,340
G	UR-2	14.4	28	6160	
	LIM. COMM.	8.5	NOT APPLICABLE	5100	44 74
					11,260
н	UR-1	8.4	- 8	1760	
	UR-6	13.2	78	17160 1760	
•	UR-2 QUASI	4-3 7-3	8 6 (2	) 1320	
	GEN. COMM.	2.2	NOT APPLICABLE	1320	
	LIM. COMM.	3.4	NOT APPLICABLE	2040	25 74
		•	•	, · · · · · · · · · · · · · · · · · · ·	25,36
I	UR-1	18.2	18	3960	
	UR-2	21.3 4.3	42	9240 2580	
	LIM. COMM. LIM. IND.	2.0	NOT APPLICABLE	1600	
	QUASI	2.3	1 (2		
			•		17,60
٠ ا	'RR-2	4.8	2	440	
-					441
ĸ	RR-2	1.5	f	220	•
	GEN. COMM.	0.90	NOT APPLICABLE	540	
	•			4	76
L	UR-2	6.5	12	2640	
	RR-2	21.2	10	2200	4,84
					4,04
. <b>H</b>	UR-4	11.4	44	9680	
	LIM. COMM. QUASI	1.6 5.5	NOT APPLICABLE 3 (2	960 2) 660	
	4DK21	5.5	3 (2	., 350	11,30
'N		0.0	NOT APPLICABLE	, ·	
P	RR-2	36.7	18	3960	
					3,96

NOTE:

Based on ESD flow rate of 220 gpd/unit for residential areas, 600 gpad for commercial areas, and 800 gpad for industrial areas. ESD for quasi-public area obtained from Sanitary User Inventory Master List.

²⁾ 

TABLE 2 PENNGROVE SEWER CAPACITY STUDY ESTIMATED PEAK FLOWS AND AVAILABLE CAPACITY

LINE NO	FROM POINT	TO POINT	INCR ADWF (GPD) (1)	CUMULATIVE ADWF (GPD)	CUN EQUIV POP (2)	PEAKING FACTOR	CUMULATIVE PDWF (MGD)	INCR AREA (ACRES)	PEAK I/I (HGD) (4)	COM (MCD)	CUMULATIVE   PHUF   (HGD)	LINE CAPACITY (MGD) (5)	AVAILABLE CAPACITY	AVAILABLE EQUIV. ESD	NO   FINE 
Α	1	5	24,860	24,860	305	5.0	0.124	60.1	0.048	0.048	0.172	0,500	0.328	1,490	٨
В	2	. 4	9,240	9,240	113	5.0	0.046	42.8	0.034	D.034	0.080	0.500	0.420	1,908	
н	4	12	25 ,360	34,600	425	5.0	0.173	38.8	0.031	0.065	0.238	0.500	0.262	1,190	   H
М	12	5	11,300	45,900	563	5.0	0.230	18.5	0,015	0.080	0.310	0.500	0.190	866	Н
С	3	11	20,460	20,460	251	5.0	0.102	36.2	0.029	0.029	0.131	0.500	0.369	1,676	C
ī		6	17,600	38,060	467	5.0	0.190	48.1	0.038	0.067	0,258	0.500	0.242	1,101	!   !
D	i 1 14	15	4,620	4,620	57	. 5.0	0.023	21.6	0.017	0.017	0.040	0.360	0.320	1,454	   D
E	15	7	3,300	7,920	97	5.0	0.040	12.5	0.010	0.027	0.067	0.500	. 0.433	1,969	E
ĸ	l 7	6	760	8,680	107	5.0	0.043	2.4	0.002	0.029	0.073	0.500	0.427	1,943	l K
ا	6	13	440	47,180	579	5.0	0.236	4.B	0.004	0.100	0,336	0.500	0.164	746	]   ij
n	5	13	0	70,760	868	5.0	0.354	0.0	0.000	0.128	0.482	1.186	0.698	3,173	   H
 P	13	9	3,960	121,900	1,496	.4.8	0,585	36.7	0.029	0.257	0.843	0.780	-0,063	0	!   P
•	     8	16	13,340		164	5.0	0.067	30.5	0.024	6.024	. 0.091	0.360	0.269	1;224	   F
F		. 9	11,260	•	302	5.0		22.9	0.018	0.042	0.165	0.500	0.335	1,523	G
G L -	16     9	10	4,840		1,857	4.6		27.7	0.022	0.323	1.019	0.780	-0,239	0	] [ L

NOTES:

1)From Table 1 2)Based on an ESD flow rate of 220 gpd and an average of 2.7 persons per single dwelling

3)From Fîgure 2

4)Based on an assumed I/I rate of 800 gpad  $\checkmark$ 

5)From Table 3

 $278 \pm 236$  GPM +106 = 260 GPM TOTAL ADMIL ESD = 26 FRST TR4: ADD 26 EDD TO ALL REACTIONS 1NCLUDE 10% FS

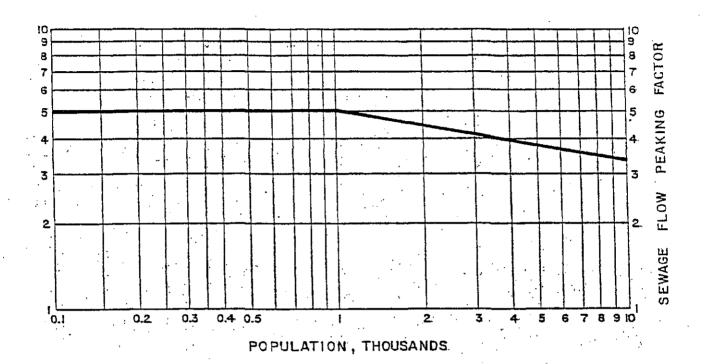
TABLE 3
PENNGROVE SEWER CAPACITY STUDY
ESTIMATED CAPACITY OF SEWER LINES

LINE DESIGNATION	FROM POINT	TO POINT	DIAH (IN)	PIPE TYPE	MIN. SLOPE (FT/FT) (1)	AREA (FT2)	HYD RADIUS	'n' VALUE	ESTIMATED CAPACITY (MGD)	·
LINE A	1	5		TRANSITE	9.0040	0.35	0.167	0_013	0.50	
LINE B	2	. 4	8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
LINE H	4	12	8	TRANSITE	0.0040	0,35	0.167	0.013	0.50	
LINE M	12	. 5	8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
LINE C	3	11	8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
LINE 1	11	6	8	TRANSITE	0.6040	0.35	0.167	0.013	6.50	•
LINE D	14	15	6	TRANSITE	0.0100	0.20	0.125	0.013	0.36	
LINE E	15	7	8	TRANSITE	0.0000.0	0.35	0.167	0.013	0.50	-
LINE K	. 7	,6	. 8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
LINE J	. 6	13	8	TRANSITE	0,0040	0.35	0.167	0.013	0.50	- WRONG APPROPER
LINE N	5	13	(2x6)	TRANSITE	0.0100 PER	0.40	0.250	0.013	4,18	-D. <b>5</b> 2
LINE P	13	9	10	TRANSITE	0.0030	0.55	0.208	0.013	FOR CIP 0.78	
LINE F	~ a	16	. 6	TRANSITE	0.0100	0.20	0.125	0.013	0.36	
LINE G	16	9	В	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
FINE F	9	. 10	10	TRANSITE	0.0030	0.55	0.208	0.013	0.78	

NOTE:

Represents minimum slope of pipe sections in each line. Most pipes were designed at minimum slope, i.e. that slope which would maintain a flowing-full velocity of approximately 2 ft/sec.

W[©]LCP 1880 K\1\C 800010 qsM ns(9 esU bred evergrins9 Penngrove Sewer Capacity Study Sonoma County, California Kennedy/Jenks/Chilton Liniteubal betimid Limited Commercial IsionemmoO IsseneD (S) isitrablasA IsruA KK (f) IsitnabiseR nachU ривват Peed ni eleač atemixorqqA



Kennedy/Jenks/Chilton

Penngrove Sewer Capacity Study Sonoma County, California

Sewage Flow Peaking Factor

K/J/C 900010 March 1990

Figure 2

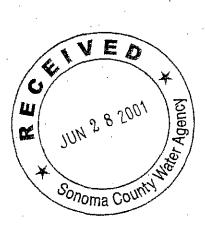
# Source:

Design and Construction of Sanitary and Storm Sewers, American Society of Civil Engineers, Manuals and Reports on Engineering Practice, No. 37, 1969.

Земет Буѕтети Мар Panngrova Sawar Capacity Study Sonoma County, California Kennedy/Jenks/Chilton 7. Minor tributary, srot shown, Typical Sawar Line Dasignation  $\forall$ (L) Typical Mode

# SONOMA COUNTY GENERAL PLAN DRAFT HOUSING ELEMENT

APRIL 20, 2001



## 7.3.8 Penngrove

Water service in the Penngrove area is provided by the Penngrove Water Company (PWC), while sewer service is provided by the City of Petaluma under contract to the Penngrove Sanitation Zone (PSZ). The PWC provides service within the Urban Service Boundary, to a few scattered parcels on the west side of the Urban Service Boundary, and to the Cannon Manor subdivision.

Water Service. PWC has water service from the SCWA. PWC staff "doesn't know" if they have sufficient supply to serve the holding capacity of the General Plan Land Use Map, which was 189 units in 1990. Future ability to increase service will depend on the ability of SCWA to increase diversions of Russian River water.

Sewer Service. The contract for sewer service with the City of Petaluma has a service area population cap of 3,000 persons. Service is currently provided to 460 ESDs (equivalent single family dwellings). Averaging the 1990 household sizes of the two Censūs tracts in which Penngrove is located yields an average household size of 2.655 persons, yielding a current service area population of 1,220 persons. Subtracting 1,220 from 3,000 suggests that the service area could accommodate an additional 670 housing units at the 1990 average household size. Since 189 units remain to be built under 1990 holding capacity estimates, it appears that sufficient capacity exists to serve the population anticipated by the General Plan Land Use Map.

#### 7.3.9 Russian River

Urban water and sewer service in the lower Russian River area are provided by the Sweetwater Springs Water District (SSWD) and the Russian River County Sanitation District (RRCSD). The service areas of the two entities are very different, with the SSWD service area encompassing a large area that is outside the service area of the RRCSD. The RRCSD service area is coterminous with the General Plan Urban Service Boundary, and includes the communities of Guerneville and Rio Nido, plus the intervening area along the Russian River.

Water Service. According to SSWD staff, the District has water rights to 1,214 acre-feet per year, with 147.32 acre-feet per year available to serve new connections. Current average demand per connection is 4,048 gallons per month, with no peaking issues due to adequate storage. Therefore, the SSWD could serve an additional 988 connections at the average demand rate. Since the 1990 holding capacity of the General Plan Land Use Map for the Urban Service Area allowed for 636 additional residential units, it appears that the SSWD could serve all residential development allowed by the General Plan within the Urban Service Area. However, the potential for additional demand originating outside the boundaries of the Urban Service Area is unknown, as is the potential for commercial/industrial redevelopment.

Sewer Service. Staff of the RRCSD has stated: "We will be able to provide sanitary sewer service for the [RRCSD] assuming the existing urban service boundary and land use identified in the existing General Plan do not change. Changes to the General Plan may require changes to our facilities plan to accommodate any potential increase in treatment plant, storage, or disposal capacity."

#### Sonoma County Urban Service Area Housing Site Inventory With Availability of Water and Sewer Services

hein74c,xis

KEY:

(1) "ID#" identifies the subject property on the Urban Service Area Maps. (2) "APN" means Assessor Purcel Number. (3) "Units Base" means the number of housing units required by mapped density. (4) "GP Den." means the mapped General Plan residential density in units per acre. (5) See text for meaning of "State Density Bonus," "Housing Opportunity A" and "Housing Opportunity C," (6) For water and sewer service, "yes" means provider has capacities rated "More Than Adequate," "Adequate" or "Adequate With Concerns" as shown in Table 7.6 and text. (7) "T" means total units; "V1." means Very Low Income; "L" means low Income, "M" means moderate income and "AM" means above moderate income.

UR4

					]					Ho	using O	pportuni	y A	House	ing Op	portun	ity C	Water	Sewer
Site#	Map ID#	Status	Urban Service Area (Map #)	APN#	Acres	Units Base	Exist Units	GP Der	Zoning	т	VL	L	АМ	+	VL	Ĺ	M	Available?	Available?
1	9	Vacant	Geyserville (3)	140-160-011	1.11	5	0	UR 4.8	R1 B6 4.8DU/AC	0	Ö	0	0	13	2	6	5	Yes	Yes
2	10 11	Vacant	RR (7)	069-250-024 069-250-025	5,74	22	0.	UR 4	R1 B6 4DU/AC	ō	0	0	0	64	8	31	25	Yes	Yes
3	12	Vacant	RR (7)	070-070-040	1.38	5	0	UR 4	R1 B6 4DU/AC	0	0	0	0	16	2	8	6	Yes	Yes
4	13	Vacant	RR (7)	070-160-018	3.58	14	0	UR 4	R1 B6 4DU/ACF1F2SRBR	0	0	0	0	40	4	20	16	Yes	Yes
5	14	Vacant	RR (7)	070-180-005	1.32	5	0	UR 4	R1 B6 4DU/AC	0	0	0	0	15	2	7	6	Yes	Yes
6	15	Vacant	RR (7)	070-200-011	1.70	6	0	UR 4	R1 B6 4DU/AC	٥	. 0	. 0	0	19	2	10	7	Yes	Yes
7	16	Vacant	Bod Bay (1)	100-180-022	4.00	16	0	UR 4	R1 CC B6 4DU/AC	·O	D	0	0	44	5	22	17	Yes	Yes
8	48	Underutilized	Bod Bay (1)	100-200-037	1.92	7	1	UR 4	R1 CC R6 4DU/AC	0	0	0	0	22	3	11	8	Yes	Yes
9	49 50 51	Underutilized	Geyserville (3)	140-150-001 140-150-004 150-150-008	3,94	18	5	UR 4.8	R1 86 4.8DU/AC	0	0	0	0	45	6	22	17	Yes	Yes
10	52	Underutilized	Penngrove (6)	047-164-006	3.41	13	7	UR 4	R1 B6 4DU/AC	0	0	0	. 0	38	4	19	15	Yes	Yes
11	54	Underutilized	RR (7)	069-280-043	2.00	8		UR 4	R1 B6 4DU/AC	D	D	0	0	22	3	11	8	Yes	Yes
12	55	Underutilized	RR (8)	070-010-005	1,86	7	1	UR 4	R1 B6 4DU/AC	0	0	0	0	21	3	10	8	Yes	Yes
13	56	Underutilized	RR (7)	071-060-069	2.98	11	1	UR 4	R1 B6 4DU/AC	0	0	0	0	33	4	16	13	Yes	Yes
14	57	Underutilized	RR (8)	071-140-017	3.16	12	1	UR 4	R1 B6 4DU/ACF1F2 BR	0	0	0	0	35	4	17	14	Yes	Yes
15	58	Underutilized	RR (8)	071-250-008	1.87	7	3	UR 4	R1 B6 4DU/AC F2	0	0	0	. 0	21	3	10	8	Yes	Yes
16	59	Underutilized	Son Valley (11)	054-381-010	1,26	5	1	UR 4	R1 B6 4DU/ACF2SDBR	0	0	0	0	14	2	7	5	Yes	Yes
17	60	Underutilized	Son Valley (11)	054-381-011	1,38	5	1	UR 4	R1 B6 4DU/ACSD	0	0	0		16	2	В	6	Yes	Yes
	SUBTOTA	L.			42.61	166	16	I	,	0	0	Ö.	. 0	478	# 69	235	184		

			Ī" -		Ĭ	_	ŀ	1		Ho	using O	pportunit	y A	Hou	sing O	ppolitur	ity C	Water	Sewer
Site#	Map ID#	Status	Urban Service Area (Map #)	APN#	Acres	Units Base	Exist Units	GP De	n: Zoning	т	VL	L	МА	т	٧L	L	M	Available?	Availabie?
18	17	Vacant	Graton (4)	130-165-001	1.12	_5	0	UR 5	R1 B6 5DU/AC	. 0	0	0	0	13	2	6	5	Yes	Yes
19	19	Vecant	SR (9)	043-041-054	1.26	6	0	UR 5	R1 B6 5DU/AC	0	0	0	0	14	2	7	5	Yes	Yes
20	20	Vacant	SR (9)	125-042-015	3.55	17	0	UR 5	R1 B6 5DU/AC	0	D	0	0	40	4	20	16	Yes	Yes
21	21	Vecant	Larkfield (5)	039-025-043	1.92	9	0	UR 5	R1 86 5DU/AC	0	0	0	O	22	3	11	8	Yes	Yes
22	22	Vacant	Son Valley (12)	052-402-001	1.07	5	0	UR 5	R1 B6 5DU/ACF2BR	0	•	0	0	12	2	6	4	Yes	Yes
23	23	Vacant	Son Valley (12)	056-481-032	2.09	10	0	UR 5	R1 B6 5DU/AC	0	D	0	0	23	3	11	9	Yes	Yes
24	24	Vacant	Son Valley (12)	056-690-008	1.22	6	0	UR 5	R1 B6 5DU/AC ,	0	0	0	0	14	2	7	5	Yes	Yes
25	26	Vacant	Son Valley (12)	133-150-038	1.37	6	0	UR 5	R1 86 5DU/ACF2BR	0	0	0	0	16	2	8	6	Yes	Yes

Table . .4

38	78 SUBTOTA		Son Valley (12)	133-150-039	2.37 54.53	11 260	1 25	UR 5	R	B65DU/ACF2BR	0	0	o o	0		3	14 8306		Yes	Yes
37	77		Son Valley (12)		1.26	6	_	UR 5	_	B65DU/ACSRSD	0	0	0	0		2		_ 5	Yes	Yes
36	76	Underutilized	Son Valley (11)	054-130-030	1.60	8	1	UR 5	R	B6 5DU/ACSRSD	0	0.	0	0	18	2	. 9	7	Yes	Yes
35	75	Underutilized	Son Valley (12)	052-211-045	1.76	8	1	UR 5	R	B65DU/AC	0	Ö	0	. 0	20	2	10	8	Yes	Yes
	-74			125-501-021							1							i		İ
	73			125-451-009					ſ				ĺ	. 1				•		f
	72	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(0)	125-451-002	1	.,,0	l ' [*]	,	´  '`	1 20 020/70	ľ	ា	٦	۳	212	30	136	100	1 62	Tes
٠,	69	Underutilized	SR (9)	043-041-034	24.41	118	12	UR 5	,   _R .	I B6 50U/AC	, n	0	اه		272	30	136	106	Yes	Yes
34	68	Vacant and		043-041-001			1	1	ı	•			- 1							
	25			125-501-007	1	,	l		- 1				ļ							
23	18	OHOSIUNIZSO	PK (9)	043-041-046	1.71	- 8	<del>  -</del> '	UKE	K	טאוחתפ סם ז		0	0	0	19	2	10	- 7	Yes	Yes
33	71	Underutilized	SR (9)	125-301-043	1.71	— <u> </u>		UR 5		1 86 5DU/AC	0		- 0		12		- 10		Yes	Yes
32	67	Underutilized	Larkfield (5)	039-380-028	1.08	5		UR 5	_	1 86 5DU/AC	-0			<u>c</u>			- 6	-4	Yes	Yes
31	66	Underutilized		039-380-018	1.09	5	-	UR 5		1 B6 5DU/AC	0		0	<u>0</u>		_	- 8	- 5	Yes	Yes
30	65	Underutilized	<del></del>	039-380-018	1.02	5		UR 5		1 B6 50U/AC 1 B6 50U/AC	0			0		_	6	<del></del>	Yes	Yes
28	63 64	Underutilized	Graton (4) Larkfield (5)	130-294-016 039-025-019	1.01	5	1-1-	UR 8		1 B8 5DU/AC	0		0	0			. 6		Yes	Yes
27	62	Underutilized	Graton (4)	130-145-003	1.00	5	1	UR 4	_	1 B6 5DU/AC	0		0	0			5		Yes	Yes
26	61	Underutilized	Graton (4)	130-101-037	1.15	5	1	UR 5		1 B6 5DU/AC	0	0	. 0	0	13	2	6	5	Yes	Yes

		,			Į.	1,		ļ	<b>j</b> .	Ho	using O	portunit	y A	Hous	ing O	pportur	lty C	Water	Sewer
Site#	Map ID#	Status	Urban Service Area (Map #)	APN#	Acres	Units Base	Exist Units	GP Den	Zening	7	VL	L	AM	Τ.	VL	L	M	Available?	Available?
	27	_		140-130-027			Γ	$\Gamma$	1										T
39	81	Vacent and	]	140-130-005		1		1	'										
ĺ	82	Underutilized	Geyserville (3)	140-130-028	5.01	28	3	UR 6	R2 B6 6DU/AC	62	15	- 12	35	57	7	29	21	Yes	Yes
- 1	84			140-150-012	1	Ì	i	l		1				l				i	ļ
	79			140-100-004						1								Ī	
40	80	Underutilized	Geyserville (3)	140-100-013	4.67	27	6	UR 6	R2 B6 6DU/AC	58	13,	12	33	53	6	26	21	Yes	Yes
_	83			140-130-059			<u> </u>			<b>i</b>		}							
41	85	Underutilized	Penngrove (6)	047-173-016	1.36	8	1	UR 6	R2 B6 6DU/AC	17	4	3	10	15	2	7	- 6	Yes	Yes
42	86	Underutilized	Son Valley (12)	052-173-007	0.87	5	2	UR 6	R2 B6 6DU/AC	11	3	2	6	10	1	5	4	Yes	Yes
43	87	Underutilized	Son Valley (12)	052-272-027	1.43	В	1	UR 6	R2 B6 6DU/AC	18	4	4	10	16	2	8	6	Yes	Yes
	SUBTOTA	NL.			13.34	76	13			##X66	×19	100		151	18	75	58		

UR B		~.																	
			T	T				T		Ho	using O	pportunit	yΑ	Нои	sing Op	portur	ity C	Water	Sewer
1 1			Urban Service	,	-	Units	Exist	l	· ·									ł	i <b>!</b>
Site#	ID#	Status	Area (Map #)	APN #	Acres	Base	Units	GP Den	Zoning	Ţ	VL	L '	AM	T.	٧L	L	M	Available?	Available?
44	29	Vacant.	RR (8)	070-100-042	1.00	8	0	UR 8	R2 B6 8DU/ACF1F2BRSR	16	4	3	9	0	0	0	0	Yes	Yes
$\overline{}$	SUBTOTA	M			1.00	R	- 6			NAME:		Mark State	2000	Ð	Ð	0	0		

Table 7.4

JR 10													_							<u> </u>
			Urban Service	·	""	Units	Exist	]		"	Ho	using O	pportuni	y A	Hou	sing O	portu	nity C	Water	Sewer
Site#	Map iD#	Status	Area (Map #)	APN#	Acres	Base	Units		Den.	Zoning	1 1	VL	L	AM.	т	VL	Ĺ	м	Available?	Available
45	89		RR (8)	070-020-037	0.78	7	1	UR	10	R2 B6 10DU/AC F2	16	4	3	9	0	Ö	õ	Ö	Yes	Yes
46	90	Underutlized	SR (10)	043-141-002	2.57	25	7	UR	10	R2 B6 10DU/AC	52	11	10	31	0	0	o	0	Yes	Yes
	93			043-141-045	1		1	]					l		1		l	ŀ	·	
	30			043-141-033						,										
47	91	Vacant and	SR (10)	043-141-020	3.27	31	5	UR	10	R2 B6 10DU/AC	67	15	13	39	0	0	D	0	Yes	Yes
	92	Underutilized		043-141-035	[		j				J									
48	94	Underutilized	· SR (10)	043-143-004	3.74	37	16	UR	10	R2 B6 10DU/AC	75	15	15	45	0	0	0	ō	Yes	Yes
	95			043-144-001	1.		1													
	96			043-144-003			ļ	Ι.												
49	97	ļ		043-144-064			1	١		•									i '	
	98	Underutilized	SR (10)	043-144-005	6.25	61	5	UR	10	R2 B6 10DU/AC	126	. 27	25	74	0	0	0	0	Yes-	Yes
	99			043-144-006										_			Ĺ			
50	100	Underutilized	SR (9)	125-251-001	2.54	24	2	UR	10	RR B6 10AC	52	11	10	31	0	0	0	0	Yes	Yes
	101			125-251-002	<u>L.</u>	<u>L</u> .	L				1 1						<u> </u>	} .		
	31			125-252-002																
51	102	Vecent and	SR (9)	125-252-003	13.58	135	· 2	UR	10	RR 86 10AC	273	56	55	162	0	0	O	0	Yes	Yes
	103	Underutilized		125-252-004			<u>L</u>				1 - 3									
	SUBTOTA	4	· · · · · · · · · · · · · · · · · · ·		32.73	320	36	i			E-561	200	SA EA	1,01	0	D	0	0		

		4
ᅜ	7	3

				1	1					Ho	using O	pportuni	yΑ	Hota	sing Op	portur	ity C	Water	Sewer
			Urban Service			Units	Exist		1			Γ.		_					] ]
Site#	ID#	Status	Area (Map #)	APN #	Acres	8220		GP Der			VL	<u> </u>	_AM	Ţ	٧L		M	Available?	Available?
52	32	Vacant	Larkfield (5)	039-025-082	4.57	49	0	UR 11	R2 B6 11 DU/AC	101	21	20	60	0	0	0	0	Yes	Yes
	33			039-025-083			L												
53	35		Larkfield (5)	059-230-071	3.06	33	0	UR 11	R2 86 11DU/AC	68	14	14	40	0	0	0	0	Yes	Yes
$\neg$	104	_		039-025-003		1 —			1 -	I									
54	105	Underutilized	Larkfield (5)	039-025-005	2.43	26	3	UR 11	R2 B6 11DU/AC	55	12	11	32	0	0	Q	۰۵	Yes	Yes
	108		-	039-025-071			ł	İ				l						•	
55	106	Underutilized	Larkfield (5)	039-025-053	4.31	46	4	UR 11	R2 B6 11DU/AC	95	20	19	56	0	0	0	0	Yes	Yes
- 1	107			038-025-054			•												í <b>í</b>
56	109		Larkfield (5)	039-390-015	0.67	7	1	UR 11	R2 B6 11DU/AC	15	3	3	9	0	. 0	0	D	Yes	Yes
	110		,	058-171-006	_	_	· · · ·												
	. 112			058-171-023	1	ŀ	l	l	1 .	1						.			
	113			056-171-024			l	· .	Ī					ı		1			
57	114	Underutilized	Larkfield (5)	058-171-025	7.86	85	34	UR 11	R2 B6 11DU/AC	176	39	34	103	Đ	0	a	. 0	Yes	Yes
	115			058-171-032		Į.	l	l		l I					1				
ļ	117			058-171-039	} '		,	,	j	j j				!	1	ł			
<i>\$</i> 1.	118			058-171-040	<b>!</b>			ŀ		1			ı			ſ			<b>.</b>
	116		Larkfield (5)	058-171-033	1.27	13	6	UR 11	R2 86 11DU/AC	28	6	5	16	D	0	- 0	0	Yes	Yes
	SUBTOTA	Ψ			24.17	259	48			2638	115	107	Sep 16	0	0		0		

Table 7.4

	•	4	r.
_	ď	•	٠

UR 15									<del></del>					,					
				1	1				1 .	Ho	using O	pportuni	ly A	Ноиз	ing O	portun	ity C	Water	Sewer
		1	Urban Service	1		Units	Exist		1	-	į	l			I -	I		1	1
Site#	ID#	Status	Area (Map#)	APN#	Acres	Base	Units	GP De	n Zoning	T	VL	L_	AM	Ţ	VL	L	М	Available?	Available?
	36			043-064-010	1	1			· ·	1								T	
58	121	Vacant and		043-064-007	1	!			1	1								l	1
'	. 122	Underutilized	SR (9)	043-064-008	4.17	61	. 4	UR 15	R3 B6 15DU/ACSR	128	27	26	75	0	0	0	0	Yes	Yes
	123			043-064-009			l	•				l		Ì		1 :		1	l .
	124			043-064-011	,			1										l	
59	37	Vacant and	SR (9)	125-381-003	5.84	87	1	UR 15	R3 B6 150U/AC	176	36	35	105	0	0	0	ō	Yes	Yes
	134	Underutilized		125-381-004				1		ı	j							l	
60	120		SR (9)	043-064-004	1,09	18	1	UR 15	R3 B6 15DU/ACSR	33	7	7	19	0	0	0	0	Yes	Yes
	126			125-131-029						$T^{-}$						-			
	127			125-131-030 ·	,				· ·	1								·	
	128	Underutilized	SR (9)	125-131-031	2.49	35	8	UR 15	R3 B6 15DU/AC .	76	17	16	43	D	0	0	0	Yes ·	Yes
	129		,	125-131-032				l	1	1	ĺĺ		1	i 1					
- 1	130			125-131-033	1			l											
61	131	Underutliized	SR (9)	125-131-053	1.32	19	1	UR 15	R3 B6 15DU/AC	40	В	8	24	0	0	Ö	0	Yes	Yes
62	134	Underutilized	SR (9)	125-381-004	4.95	74	1	UR 15	R3 B6 15DU/AC	149	30	30	88	0	0	0	0	Yes	Yes '
	SUBTOT/	¥L.			19.86	292	.16			\$11602	<b>36</b> 25			0,	. 0	0	O		

UK 17				· .			г –	l		Ho	sing O	pportuni	ty A	Hous	sing O	portu	ilty C	Water	Sewer
C14.48	, ne	Sh-1	Urban Service	ADM #		Units	Exist	GP Den.	7	Ţ	\"	T .	i	_	,,	Ĭ.	T.,	Available?	Available?
Site#	ID# 136	Status Underutilized	Area (Map#) RR (8)	APN #	Acres 0.35	Base 5	_		Zoning R3 B6 17 F2 SR	12	. VL	<u> </u>	AM 7	<u> </u>	VL 0	- 0	M 0	, v	Available?
	SUBTOTA	il.			0.36	5	3						100	0	0	D	0		

CIR 20																			
	T		[							Hoi	yo gniau	pportuni	ty A	Hous	Housing Oppo		ity C	Water	Sewer
	1		Urban Service		.	Units	Exist	1	· .				·					1	i 1
Site#	[ <b>!</b> ]#	Status	Area (Map #)	. APN#	Acres	Base	Units	GP Den.	Zoning	T.	VL	L,	AM	۲	VL	L	М	Available?	Available?
64	137	Underutilized	Son Valley (11)	054-340-033	0.36	7	1	UR 20	R3 B6 20HD SD	15	3	3	9	0	0	0	٥	Yes	Yes
	SUBTOT	AL			0.36	7	1							0	0	0	0		

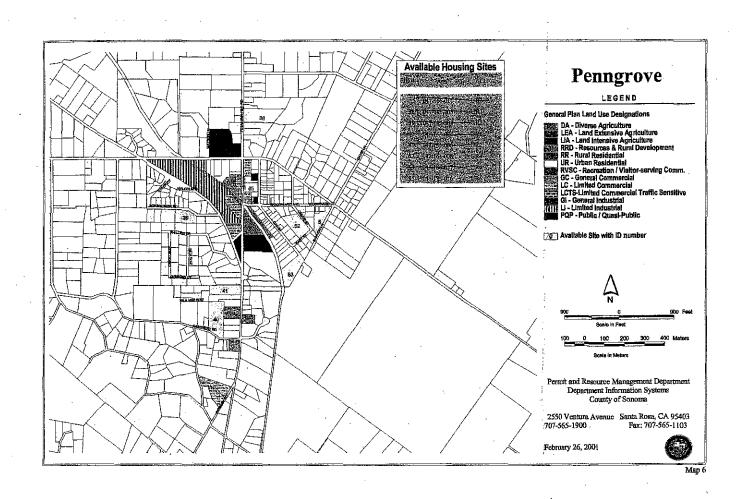
					Ho	using O	pportun	ty A	Hous	sing O	poitur	ity C
	j	Units	Exist					J				
	Acres	Base	Units	, ,	Ť	٧L	L	AM	T	VL.	L	М
TOTAL	188,95	1393	160.		2010	428	401	.1181	1091	134	. 541	416

TOTAL UNITS ALLOWED ON VACANT AND UNDERUTILIZED RESIDENTIALLY ZONED PROPERTIES

Ť	VL	_	М	AM
3101	562	.942	416	1181

#### NOTES:

Shaded totals reflect the highest-yielding housing programs. These totals are reflected in the grand totals.



	SAE	3		AMONO2	COUNTY	WATE	R AGENCY SA	NOITATION	USER INVENTORY	LISTING		10/17/01	PAGE 559
		DISTRI	CT I	08-PENNGI	ROVE		RATE 541.00	RATE2	0.00				
		APN	CH( CD.		USE CD.	ESD CD.	COMPUTED FLAT CHARG	NAME E		COMMENT		SITU ADDRE	IS ESS
	<b>047</b>	7-052-027	1	138-007	0051	1.0	8 541.00	MC MUGH B	ELAINE ET AL	SFD (MS 7092)	01997	140	PENNGROVE
	047	7-052-028	1	138-007	0057	1.8	0 973.80	BRAYTON S	TANLEY W	SFD+GU 00-0470 00-0417	02801	109	PENNGROVE
	047	7-0 <b>7</b> 1-011	1	138-097	0052	2.0	0 1082.00	TENNYSON	HELEN .	2 SFD	A4547	795	CODDNIN
·- ,	/ 047	7-082-001	0	138-007	0050	.0	0 .00	WILKINSON	JAMES CARTER TR	NAINSHHIOLATS DO-0384 O	0-0051	191	PENNGROVE
{	947	7-082-008	1	138-007	0052	2.8	0 1514.80	GOSSAGE J	OSEPHINE A TR	2 RES.+MOBILE	A4161	405	RONSHEIMER
1	047	7-082-022	1	138-007	0051	1.0	0 541.00	TARCA MAD	ELINE R TR	1 SFD	.A4704	6167	OLD REDWOOD HWY
\	047	7-082-023	1	138-007	0051	1.0	0 541.90	HEIKELL E	VELYN	1 SFD	A4705	6171	OLD REDWOOD HWY
	047	7-082-026	1	138-007	0051	1.0	0 541.00	HENDERSON	ALLAN E & VANETTA J	1 SFD	A4198	6061	OLD REDWOOD HWY
1	047	7-082-030	1	138-807	0051	1.0	0 541.00	MOORE LAW	RENCE D & SHETLA R	1 SFD	A4540	530	PALH
()	047	7-082-031	٠,	138-007	0051	1.0	0 541.00	HUNT JOHN	S & DONNA J	1 SFD	A4541	520	PALM
	047	7-082-035	. 1	138-007	0051	1.0	0 541.00	ORR NORMA	N .	SFD PLNCHK 01-436 A4542		6079	OLD REDWOOD HWY
	047	7-082-036	1	138-007	0051	1.0	6 541.00	TUFT JED	L & CONNIE A	1 SFD	A4545	501	RONSHEIMER
	047	7-082-037	1	138-007	0051	1.0	0 541.00	OCHS LOIS	M TR	1 SFD	A4544	503	RONSHEINER
	047	7-082-038	1	138-007	0052	2.B	0 1082.00	HENDERSON	ALLAN E & VANETTA J	2 SFD	A4197	6055	OLD REDWOOD HWY
	047	7-082-046	1	0-000	0000	1.0	0 541.00			SFD 01-0279		0	
	0/17	7-083-006	1	138-007	0052	3.0	0 1623.00	BURKE BRI	AN H	3 SFD	A4158	6075	OLD REDWOOD HWY
	047	7-083-01 <del>9</del>	. 1	138-007	0057	2.0	0 1082.00	MILLER EU	GENE A & PHYLLIS F TR	2SFD ZLAT 99-0503 99-00	69(005)	408	RONSHIEMER
	047	7-083-020	1	138-007	0056	1.0	0 541.80	CASTELLI	ANTONIO	SFD 00-0091 99-053 A415	8	406	RONSHEIMER
	047	7-083-021	1	138-007	0056	1.0	B 541.00	HEAGLEY D	ARRELYN ET AL	SFD 99-0503 99-0069 WAS	005	400	RONSHEIMER
	- 047	7-084-003	٠1	138-008	0090	35.2	0 19043.20	VALCESCHI	NI HAROLD & JOAN TR	41 MH, DUPLX, COTTAGE	A4620	6070	OLD REDWOOD HWY
	047	7-084-004	1	138-008	0320	3.8	0 2055.80	BRANDAL T	HOMAS & KATHY	SEE APN & UP 9989 164	8 A4645	100	ADOBE
	047	7-084-005	1	138-008	0051	1.8	0 973.80	COOK CLAR	ENCE D & EDITH H	SFD + GU	A4650	162	ADOBE
	047	7-084-007	1	138-008	8010	1.8	0 973.80	CHEEK DON	ALD T & PATRICIA A	SFD + GU	A4128	240	ADDBE
	047	7-084-008	1	138-008	0010	1.0	0 541.00	TERRIBILI	NI JOSEPH C & VIRGINI	SFD .	A4637	186	ADOBE
	047	7-091-007	1	138-008	0051	1.0	0 541.00	CAMPBELL	ROBERT M & PAULA G	1 SFD	A4190	8815	PETALUMA HILL
	047	7-091-013	1	138-008	0052	2.0	0 1082.00	WHITE SCO	TT ET AL	2 SFD	A4150	355	ADOBE '
	847	7-091-018	1	138-008	0051	1.0	0 .541.00	BECKMANN	RALPH & GAIL ALTSCHUL	1 SFD	A4177	8925	PETALUNA HILL
											•		
		_						11000 A WOOD			•		
. 1	SAE								USER INVENTORY	LISTING		18/17/0	1 PAGE 560
				08-PENNGI			RATE 541.00	RATE2	0.00			<u> </u>	
		APN	CHI CD		USE CD.	ESD CD.	COMPUTED FLAT CHARG	E NAME		COMMENT		SITI ADDRI	
	047	7-091-020	7	138-008	0940	7.6	8 4154.88	PENNGROVE	SCHOOL DISTRICT	SCHOOL INV ADA A4742		8945	PETALUMA HILL
	047	7-091-028	6	138-008	0940	.01	00.00	PETALUNA	CITY SCHOOL DIST OF T	NT PUBLIC (NEC)		Ð	NONE

	SAB	SDNOMA	COUNTY	WATER	AGENCY SAF	NITIATION USER INVENTORY	LISTING		10/17/01	PAGE 560
 -	DISTRI	CT 08-PENNG	ROVE	R/	ATE 541.00	RATE2 0.80	,			
	APN	CHG TRA	USE CD.		COMPUTED FLAT CHARGE	NAME E	COMMENT		SITU ADDRE	
	047-091-020	7 138-008	0940	7.68	4154.88	PENNGROVE SCHOOL DISTRICT	SCHOOL INV ADA A4742		8945	PETALUNA HILL
	047-091-028	6 138-008	0940	.00	.00	PETALUMA CITY SCHOOL DIST OF T	NT PUBLIC (NEC)		0	NONE
	047-091-033	1 138-008	0052	9.00	4869.00	TERRIBILINI JOSEPH & VIRGINIA	5 SFD-1 APT-2 DUP	A4528	225	ADORE .
	047-091-049	1 138-008	0051	1.00	541.00	SHAW JANET Y TR	SFD(MS8071)	A4135	8905	PETALUMA HILL
	047-091-050	1 138-008	0051	1.00	541.00	GOLDBECK KENNETH & TOBIE	SFD(MS8071)	A4136	8845	PETALUNA HILL
	047-091-052	1 138-008	0051	1.00	541.00	BUNELLI RICHARD J & ANTOINETTE	SFD		125	ADDBE
	047-091-053	0 138-008	0000	.00	.00	BONELLI RICHARD & ANTOINETTE	VAC		125	ADOBE
	047-091-058	1 138-008	0051	1.00	541.00	GROSSMANN RICHARD J & LAURA A	SFD	99-0187	603	MATSONS
.,.	047-152-002	1 138-007	0052	1.00	541,00	PINE LORRAINE H TR	SFD V: 4/97	A4121	260	PINGOOS
	847-152-083	1 138-007	0052	7.40	4003.40	KEPA ALICE ESTELLA TR	SFD/APT DLPX 4NH 3COMM	OFFICE	5601	OLD REDWOOD HWY
	047-152-004	0 138-007	0052	.00	.00	SCHWARTZ SYLVIA TR	NOT CONNECTED		5609	OLD REDWOOD HWY
	047-152-006	1 138-007	0052	2.00	1082.00	LEE HINSTON WING & PUI KWAN TR	2 SFD	A4195	5621	OLD REDWOOD HWY
	947-152-008	1 138-007	0051	1.00	541.00	SEPPA EMIL M & MARIE S TR ET A	1 SFD	A4611	217	HATCHERY
	047-152-009	1 138-007	0016	2.00	1082.00	SCHWARTZ SYLVIA	2 SFD	A4607	5615	OLD REDWOOD HWY
	047-152-010	1 138-007	0042	5.60	3029.60	BENSON INVESTMENTS INC	5 APT U + DPLX 015	24 A4535	5675	OLD REDWOOD HWY
	047-152-011	1 138-007	0320	1.80	9 <b>7</b> 3.80	BENSON INVESTMENTS INC	8900 SF WAREHOUSE	A4619	5701	OLD REDWOOD HWY
	047-152-013	0 138-907	0052	.00	.00	PINE LORRAINE H TR	NOT CONNECTED		230	GOODMIN
	047-152-014	1 138-007	0052	4.80	2596.80	PINE LORRAINE H TR	4 RES - 1 MOBILE	A4119	204	DENMAN
	047-152-015	1 138-007	0054	1.60	865.60	KEPA ALICE ESTELLA TR	2 MOBILES SEE FILE		150	DENMAN .
	047-152-016	1 136-007	0010	1.80	541.00	LA MONICA JOSINE ET AL	SFD	01321	211	HATCHERY
	047-152-017	1 138-007	0010	1.00	541.00	WRIGHT GREG M	SFD.	81622	205	HATCHERY
٠ ١	047-152-018	1 138-007	0051	1.00	541.80	LAIN CONNIE	SFD	01625	203	HATCHERY
. 1	047-152-019	0 138-007	0050	.00	.00	LEE WINSTON WING & PUI KWAN TR	. VAC	7863	0	GOODWIN
	847:-152-020	0 138-007	0050	.00	.00	LEE WINSTON WING & PUI KWAN TR	VAC	7863	0	GOODWIN
	047-152-021	1 138-007	0051	1.00	541.00	LEE WINSTON WING & PUI KWAN TR	SFD 7863 6609 17	04 A4194	630	GODDWIN
		1 138-007		1.00	541.00	LEE HINSTON HING & PUI KHAN TR	SFD 7863 6609 17	D4 A4194	638	GODDHIK
	047-153-064	1 138-007	0051	1.00	541.00	CREIGHTON DORIS A TR	1 SFD	A4612	220	HATCHERY

	SAB			SONOMA	COUNTY	WATER	R AGEN	CY SAI	HOITAITIN	USER IN	VENTORY	•	LISTING			10/17/01	PAGE	561
	D	CSTRIC	T D	8-PENNGF	ROVE	F	RATE 5	41.00	RATE2	0.00			-					
	API		CHG CD.	TRA	USE CD.	ESD CD.	COMPU FLAT	TED Charge	HAME E				CONNEN	Т		SITU ADDRE		
	047-153	5-005	1	138-007	0051	1.00	5	41.00	BOTTARINI	GEORGE	R JR &	PHYLLI	1 SFD		A4522	5797	OLD REDWO	OD HWY
	047-153	5-006	1	138-007	0052	2.00	10	B2.00	GARZOLI S	TELLA M	TR		2 SFD		A4185	5865	REDWOOD	
	047-153	5-007	1	138-007	0051	1.00	5	41.00	HOAR MARI	LYNNE S	ET AL		1 SFD		A4523	5703	OLD REDWO	OD H₩Y
	047-153	3-008	0 (	138-007	0054	.00	)	.00	HOAR MARI	LYNNE S	ET AL		VACANT			5721	OLD REDWO	YWH CO
	047-153	3-00 <del>9</del>	1	138-007	0052	2.06	16	82.00	BOTTARINI	GEORGE	TR ET	AL	2 SFD		A4614	5739	OLD REDWO	YHH GO
	047-153	5-010	1	138-007	0280	4.41	23	80.40	BOTTARINI	GEORGE	TR ET	AL	60 SEAT BAR	+ 4 BAY. 0	SAR A4521	5745	OLD REDWO	YWH CO
	047~153	5-011	0	138-007	0054	.00	}	.00	BOTTARINI	GEORGE	TR ET	AL	VACANT/RZ10	453		5795	OLD REDWO	OD HWY
	047-153	5-014	1 :	138-007	0051	1.00	5	1.00	BUTTERWOR	TH ROBE	RT C &	JACQUEL	1 SFD		. A4546	892	GOODWIN	
	947-153	8-018	1 :	138-007	0051	1.00	5	11.00	ORSINI JA	MES J			1 SFD		A4613	222	HATCHERY	
	047-153	3-0 <b>2</b> 0	1 :	138-007	0057	1.80	9	73.80	KOBROFSKY	HARVIN	& RITA	ET AL	SFD+GRANNY	8094 7	7873 A4732	800	GOODWIN	
	047-153	5-021	1	138-007	0051	1.00	5	11.00	HORN JAME	SL&C	ELESTE	Y	SFD		7424 6681	210	NILA MAE	
	047-153	5-022	1	138-007	0951	1.00	) <u>5</u>	11.00	LUTZ JAME	SEAN	ORMA L	TR	SFD		6962 6681	220 .	NILA MAE	
	047-153	5-023	1	138-007	0051	1.00	5	41.00	STUTRUD A	DRIENE			SFD		A4733	230	NILA MAE	
تمک	047-161	L-003	6	138-008	0941	1.70	9	19.70	RANCHO AD	OBE FIR	E PROTE	CTION D	NT INV-FIRE	20355 2	20472 A418	11007	PETALUHA	HILL
	847-161	-006	0 :	138-008	0100	.00	)	.00	SESSI HAR	TIN TR	ET AL		LAT BLDGSEW	ER 01-411	NO DCC	10098	Main	
proving the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same of the same o	047 <b>-1</b> 62	-006	1	800-821	0010	1.00	54	11.00	ALMEIBA J	OSEPH &	MARIE	TR	1 SFD		A4608	9981	GROVE	?
	047-162	2-007	1	138-008	0052	2.80	10	32.00	LEWIS RIC	HARD H	& ANDRE	AL	2 SFD		A4648	498	ADOBE	
	047-162	2-008	1	138-008	0010	1.00	) 54	11.00	PORTELLI I	FRANK &	JOLENE	:	SFD		A4514	9971	GROVE	
	047-162	2-009	1 :	800-821	0051	1.00	5	11.00	SIM CYRIL	MODGEE	L & JAE	KYUNG	I SFD		A4515	500	ADOBE	
	047-162	2-011	1 :	138-008	0951	1.00	5	11.00	RICHMOND !	BRADFOR	D S & J	ANE E	SFD V3NOV98			9885	GROVE	
	047-162	2-012	1	138-008	0010	1.00	5	11.00	ORME BONN	IE .			SFD		01091	9997	GROVE	
	047-162	2-013	1 :	138-008	0052	1.80	<b>9</b>	73.80	ROEMER FR	ED W			SFD + GRANN	Y	8592 0420	9991	GROVE	
	047-162	-014	1 :	138-008	0051	1.80	97	73.80	BROWN KRIS	STIN E	*		SFD + GU	8082 77	705 A470S	269	WOODWARD	
	047-162	2-015	1 :	138-008	0010	1.00	5	11.00	SANTERD B	ARRY J	& LOIS	B TR	SFD		8084	285	WOODWARD	
,	047-162	2-016	1:	138-008	0010	1.90	5	1.00	REICHARDT	JAMES 1	D & ALL	ISON C	SFD		8083	291	WOODWARD	• • .
[	047-164	9002	1.3	138-008	0010	1.00	5	1.00	CALLEN TI	L YHTOM	& MARL	ENE	1 SFD		A4549	309	DAK	
	047-164	i-003	1 ;	138-098	0010	1.00	5	11.00	BRANT KEN	NETH L	& MARIL	YN N. TR	1 SFD		A4520	301	DAK	

LISTING

DRIVEWAY/EASEMENT VI7AUG98

16/17/01

PAGE 562

WOODWARD

							THOSE POL
	DISTRI	CT 08-PENNG	ROVE	RATE 541.00	0 RATE2 0.00		
	APN	CHG TRA	USE CD.	ESD COMPUTED CD. FLAT CHAR	NAME GE	COMMENT	SITUS ADDRESS
X	047-164-000	<b>5&gt;</b> 1 138-008	DO51	1.00 541.0	8 KANDY INVESTMENTS LLC ET AL	PC - BAHNSEN SUB 41305 A4530	10025 GROVE
	047-164-01	1 138-008	0010	1.00 541.0	O LIBERATI LOUIS R & JOLYNE D	1 SFD 146	205 EAST
	047-164-613	3 1 <b>138-</b> 008	0010	1.00 541.0	O WURST TIMOTHY C & JANICE I	SFD 00872	270 WOODWARD
	047-164-014	4 1 138-008	0910	1.80 973.8	O MC CLELLAND EARTHA D	SFD + APT A4146	286 WOODWARD
	047-164-016	6 1 138-008	0010	1.00 541.0	O GREFFLY WILLIAM J & GLENDA K	SFD A4640	409 DAK
	047-164-017	7 1 138-008	0032	2.60 1406.6	O SOMMERS JEFFREY L	SFD+DUPLEX A4640	416 UAK
	047-164-018	B 1 138-008	0051	1.00 541.00	O JAMES JULIE ET AL	SFD A4147	292 WOODWARD
	p47-164-019	9 0 138-008	0000	.00 .00	D DEMPSEY SETH & JOHANNA	VAC	0 GROVE
	047-165-00	3 1 138-008	0051	1.00 541.0	D FECHTER GAREN DALE ET AL	1 SFD A4189	714 OLD ADOBE
	947-165-004	4 1 138-008	0010	1.00 541.00	O REIS JEFFREY DEAN	SFD A4626	9996 NOODHARD
	047-165-00	5 1 138-998	0057	1.80 973.8	0 PROULX ALBERT G & ANDREA L	SFD+GRANNY 30691 A4625	9994 WOODWARD
	047-165-00	6 1 138-008	0051	1.00 541.0	O PIAZZA JAMES A & ANNETTE M ET	1 SFD . A4624	9995 WOODHARD
	847-165-007	7 1 138-008	0010	1.90 541.D	O WACKER GREGORY MARVIN & MARIA	SFD LOT1 6297 6131 5785 A4192	325 HOODWARD
	047-165-00	B 1 138-008	0010	1.00 541.0	MALSH JOHN T & JOAN M	SFD LOT2 6298 6131 5785 A4192	9996 GROVE
	047-165-009	9 1 138-008	0010	1.00 541.0	0 HASLAM GERALD W & JANICE E	SFD+APT 01-422 6298 6131 A4192	9986 GROVE
	047-165-010	0 1 138-008	0010	1.00 541.0	O ADAMS STEPHAN M	SFD LOT4 A4192	9980 GROVE
	047-165-01	1 138-008	0810	1.00 541.0	O CONLON J PATRICK & PATRICIA S	SFB LOTS 6300 6131 5785 A4192	9970 GROVE
	047-165-012	2 1 138-008	0010	1.00 541.0	O DVA GENE D & ANN M TR	SFD LOT7 6301 6131 5785 A4192	620 OLD ADOBE
1	047-165-013	3 1 138-008	0010	1.60 541.0	D PEROTTI DAVID M & KIMBERLY D	SFD LUT6 6302 6131 5785 A4192	355 WOODWARD
/	047-166-00	3 1 138-008	0051	1.00 541.0	0 WILLIAMSON LOTTIE PEARL	1 SFD A4145	264 EAST
	047-166-00	4 0 138-008	0005	.00 .0	O HOWE KEN ET AL	4CAR GARAGE V17AUG98	10050 GROVE
1	047-166-00	5 1 138-008	0022	1.80 973.8	O JENSEN DOUGLAS A & NANCY A	SFD + GRANNY 9236 A4173	10020 GROVE
/	047-166-006	6 1 138-008	0051	1.00 541.0	0 HICKS JAMES P & CINDY L	1 SFD A4152	10028 GROVE
	047-166-007	7 1 138-008	0051	1.00 541.0	O HOWE KEN ET AL	1 SFD A4176	10050 GROVE
	047-166-010	0 1 138-008	0051	1.00 541.0	D LICHAU GLORIA TR	1 SFD A4175	450 WOODWARD
	047-166-01	1 0 138-008	0054	.00 .0	O HOWE KEN ET AL	VACANT 2.63ACRE V17AUG98	10050 GROVE

.00 LICHAU GLORIA J

SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY

047-166-012 0 138-008 0050

NONE

OAK

NONE

NONE

DAK

EICHTEN

EICHTEN

5883 9986

9950

120

A4105

97-0437 97-0434

98-0030 97-0434

	SAB	SUNOMA	COUNTY	WATER	AGENCY SAI	HOITAITIN	USER INVENTORY	LISTING		10/17/01	PAGE	563
	DISTRIC	CT 08-PENNG	ROVE	R/	ATE 541.80	RATE2	0.00					
	APN	CHG TRA	USE CD.		COMPUTED FLAT CHARG	HAME		COMMENT		SITU		
	047-166-013		0051	1.00			IIS JOHN P & MARIE E T	1 SFD	A4168	46D	WOODWARD	
	047-166-014			1.00	541.00	FISHMAN H	ILLIAM R & MARGARET H	SFD	00553	240	EAST ·	
	047-166-015		0010	1.00	541.00	MEDINA EM	IIL ET AL	SFD	A4183	200	EAST	
ł	047-166-016		0010	1.00	541.00	STANDRING	LOIS	SFD	00554	501	DAK	
	047-166-017		0051	1.80	973.80	NISSEN NA	HMEN B TR	SFD + MH	01121/A4702	502	OAK	
	047-166-018	1 138-008	0010	1.00	541.00	NISSEN NA	HMEN B TR	SFD	A4701	500	DAK	
	047-166-019	1 138-008	0010	1.00	541.00	MARCUS CD	)RY	SFD V17AUG98	A4126	470	OAK	
	047-166-021	1 138-008	0010	1.00	541.00	VISE ROGE	R M & TERESA A	SFD	A4115	308	DAK	
	047-166-022	1 138-008	0010	1.00	541.00	SHAW LIND	A LEE TR	\$FD	A4157	300	DAK	
	047-166-023	1 138-008	6326	1.28	692.48	NISSEN NA	HMEN B TR	6400 SF WAREHOUSE	A4703	11790	MAIN	
	047-166-024	0 138-008	0690	.80	.00	PENNGROVE	SOCIAL FIREMEN	PENNGROVE COMMUNITY	PARK '	11800	HAIN	
	047-166-025	1 138-808	0320	1.00	541.00	NEGRO ANT	HONY C & REBEKAH L	WHSE	A4736	11830	NIAH	
	047-166-026	1 138-008	0690	2.00	1082.00	PENNGROVE	SOCIAL FIREMEN	SFD+RSTRMS V3NOV98	7429 A4550	11850	HAIN	
	047-166-028	1 138-008	0910	1.00	541.00	BENDER BE	RNARD J & REBECCA	SFD A4531		716	HOODHARD	
	047-166-029	1 138-008	0051	1.00	\$41.00	CUMMINGS	BANO	SFD	01292	718	WOODWARD	
	047-166-030	1 138-008	0329	2.00	1082.00	T C ENTER	PRISES	MINI STRGE+SFD 99-0	1346	120	WOODWARD	
	047-166-031	1 138-008	0051	1.00	541.00	CHRETIEN	DENIS N & JACQUELINE	SFD	A4156	5868	OLD REDWO	op
	047-166-032	1 138-008	0057	1.80	973.80	KALAM NOH	AMMAD & SONIA	SFD+GRANNY 10056	5 10053 8416	804	LICHAU WO	ODS
	047-166-033	1 138-008	0051	1.00	541.00	KROLAK PA	UL ROBERT & JANET L T	SFD 0052 8249		806	LICHAU WO	ODS
	847-166-034	1 138-008	0010	1.00	541.00	SANDBERG	DAMON C & JANET A	SFD	8415	808	LICHAU WO	ODS
	047-166-035	I 138-008	0051	1.00	541.00	CERESA SC	OTT B & JACQUELINE LE	SFD 0162 8430	•	818	LICHAU WO	ons
	047-166-036	0 138-008	0050	00	.60	KISSMANN	GUNNART & SALLY M ET-	VAC		0.	NONE	
	047-166-037	1 138-008	0010	1.00	541.00	TUCK FRED	JAMES JR & CINDY MAR	SFD	96-0067	400	DAK	
	047-166-038	1 138-008	0010	1.00	541.00	TUSLER AN	THONY F TR ET AL	SFD		410	DAK :	
,	047-166-039	1 138-008	0010	1.00	541.00	FLORES RE	NE E JR	SFD LOT 3	41256	420	DAK	
	047-166-040	1 138~008	0010	1.00	541.00	EVANS CHA	RLES N & HANNELORE J	SFD LOT 4	41131	440	DAK	
	047-166-041	1 138-008	0810	1.00	541.00	CARPENTER	E STAR ET AL	SFD	41387	0	DAK	
								•	•			
Ì	SAB	SONOMA	COUNTY	WATER	AGENCY SAM	ITTIATION	USER INVENTORY	LISTING		10/17/0	1 PAGE	564
		CT 08-PENNG			TE 541.00	RATE2	0.00		•			
	APN	CHG TRA	USE	ESD (	COMPUTED	NAME	•	COMMENT		SIT	us	
		CD.	CD.	CD. F	LAT CHARGE	,	•			ADDRI	ESS	
	047-166-042	1 138-00B	0051	1.00	541.00	ROBIN MON	IKA	SFD LOT 6	41126	480	DAK.	
	047-166-043	6 138-008	085 <b>0</b>	.00	.00	NORTHWEST	ERN PACIFIC RAILROAD	NT VACANT		0	HOKE	
	047-166-044	1 138-008	0052	1.80	973.80	BOYSEN SO	ENKE G & HARRIET C TR	SFD+GU	41117 A4144	0	EAST	
	047-166-045	0 138-008	0801	.00	.00	STANDRING	LOIS	VACANT+LAT 6.37ACR	97-0333	400	BANNON	
4	047-171-004	1 138-008	0070	1.80			FRANCES J	SFD + GU	A4137		DAK	
_	- 047-171-005			1.00			THY JAMES & JENNIFER	* * *	9-0135 A4196	** *	MOODWARD	
	047-171-006	1 138-008	0016	1.00	541.00	SLACK RON	IALD JR & LORI	SFD	00631		HOODHARD	
	047-171-011	1 138-008	0010	1.00	,		INDSAY M TR	1 SFD.	A4629		WOODWARD	•
	047-171-013	1 138-008	8010	1.00	541.00	PERKINS E	LSBETH TR	1 SFD	A4114		DAK	
	047-171-015	1 138-008	0010	1.00	541.00	MC RAE JO	HN & MOIRA AGNES	SFD	4789		DAK	
	047-171-016	1 138-008	0010	1.00	541.00	CLARK JIH	H∙& CINDY A	SFD	01120	9998	DAK	
	047-171-017	1 138-008	0010	1.00	541.00	PALLMANN	MARYANNE	SFD .	A4744	261	MOODWARD	
	047-171-022	1 138-008	0010	1.00	541.00	DAVIDSON.	STEVEN	SFD		<del>99</del> 60	OAK	
	047-171-023	1 138-008	0010	1.00	541.00	BORDESSA	JERRY A & JEAN M	SFD	30671 30635	9968	OAK	
	047-171-025	1 138-008	0010	1.00	541.00	DE HAAN A	ABEL & FRANCES	SFD	4895	9982	DAK	
	047-171-026	0 138-008	8000	.00	.00	KINT THOM	MAS H & MARIE J	VACANT		9980	DAK	
	047-171-027	0 138-008	8000	*80	.00	KINT THOM	MAS M & MARIE J	VACANT		9982	DAK	
	047-171-028	1 138-008	0010	1.00	541.00	COLDBECK	ELLA K TR	SFD	A4110	.0.	NONE	•
	047-171-029	1 138-008	0010	1.00	541.00	MORRIS RO	BERT M ET AL	SFD	01515	9956	OAK	
	047-171-030	1 138-008	0010	1.00	541.00	OSBORN CH	HARLES R & PAULINE I	SFD	A4164	9984	OAK	
		A 350 c		0.0		OTALL WELLOW	AP N P NAPEC (	113.60			NONE	

047-171-031 0 138-008 0001

047-171-032 1 138-008 0010

047-171-033 0 138-008 0001

047-171-034 0 138-008 0001

047-171-036 1 138-008 0010

047-171-037 1 138-008 0010

047-171-039 1 138-008 0010

.00

1.00

.00

.00

1.00

1.00

1.00

.00 KINT THOMAS M & MARIE J

.00 KINT THOMAS H & MARIE J

.00 KINT THOMAS M & MARIE J

541.00 CERMAK FRANK S & KATHLEEN M

541.00 STEPHENSON MATTHEW & ELIZABETH SFD

541.00 DION JEFFREY THOMAS & JOY LORR SFD

541.00 KINT THOMAS M & MARIE J

VAC

SFD

VAC

VAC

SFD+SHOP

SAR DISTRICT 08-PENNGROVE RATE 541.00 RATE2 0.00 ESD COMPUTED CD. FLAT CHARGE APN NAME COMMENT SITUS 047-171-040 1 138-008 001 541.00 WOLLENBERGER LOUIS VERNON ET A SED 98-0082 97-0434 FICHTEN 1.00 340 047-171-041 1 138-008 0010 1.00 541.00 LIBOR CURTIS A SED 98-0199 97-0434 EICHTEN V 047-172-003 1 138-008 0010 1.00 541.00 SHALAGIN SERGE R 1 SED 289 DAK A4630 541.00 CHILTON FRANK B & JOAN B TR 047-172-004 1 138-008 0010 SED MAK 3.80 285 047-172-005 1 138-008 0010 1.00 541.00 KOONCE RUSSELL I & RHEAMA S A4155 256 WOODWARD 047-172-006 1 138-008 0010 1.00 541.00 MARKS JOYCE K & RICHARD L SFD LOT 2 MS 8341 HOODHARD 4922 254 047-172-007 1 138-008 0010 541.00 WACKER LISETTE 4955 4940 4816 1.00 SED LOT 3 271 OAK 047-172-808 1 138-008 0010 1.00 541.00 WACKER EARL TR ET AL SFD LOT 4 4955 4948 4816 279 DAK 047-173-802 1 138-008 0010 1.00 541.00 SILVEIRA TROY R ET AL 1 SED A4543 9947 DAK 047-173-003 1 138-008 0710 1.00 541.00 PENNGROVE COMMUNITY CHURCH CHURCH A4130 9970 MAK 047-173-004 0 138-008 0711 -00 .00 PENNGROVE COMMUNITY CHURCH PARKING LOT V17AUG98 9971 OAK S41.00 LENTZ ALTCE & OAK 047-173-005 1 138-008 0010 1.00 1 SER 9985 AGINA 047-173-007 1 138-008 0640 1.00 541.00 PENNGROVE SOCIAL FIREMEN LODGE HALL A4601 385 WOODWARD FIREHOUSE VOLUNTEER 047-173-008 1 138-008 0780 3.00 541.00 HUTCHINSON GERALD KELLY A4154 365 WOODWARD 627,56 NAVETELD CLYDE A 2MHSF/0FF+/RFTATI PETALUHA HTLL 047-173-009 1 138-008 0320 1.36 A4166 9550 4.00 2164.00 TERRIBILINI JOSEPH C & VIRGINI CONHERCIALBUNITS+SFD 047-173-010 1 138-008 0113 A4178 10010 541.00 DLUZAK CHRISTOPHER 047-373-011 1 138-008 0010 1.80 1 SFD WOODWARD A4174 361 047-173-012 1 138-008 0010 1.00 541.08 SARASY LE ANNE S & BRIAN P 1 SED A4109 9937 OAK 541.00 PENNGROVE CONHUNITY CHURCH B47-173-016 1 138-008 0051 A4127 9989 DAK 047-173-017 1 138-008 0010 1.00 541.00 PENNGROVE COMMUNITY CHURCH SFD A4131 9995 OAK 047-173-018 0 138-008 0100 .00 .00 MONDING BILL JACK & LUCY VACANT 0.44ACRE V17AUG98 9500 MAIN <u> 047-174-003 1 138-008 0010</u> 1.00 541.00 BRANT DARREL M & LAURIE E 1 SEB A4619 280 DAK 047-174-004 1 138-008 0010 561.00 STIVA HARRIN F JR 1 SED 44743 1.00 282 DAK 047-174-005 1 138-008 0010 1.00 541.00 MEYER THOMAS G & SHELLY A I SFD A4519 286 OAK

1 SFD

COMMERCIAL BUNTES

UTILITY EASEMENT

LISTING

SED + GU

A4718.

A4703 18070

290

10078

10/17/01

GAK.

MATN

ADOBE

A4737

505

PAGE 566

541.00 MEIER VAIRA TR

SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY

1623.00 NISSEN NAHMEN B TR

.00 NISSEN NAHMEN B TR

973.80 SOARES DOROTHY F TR

1.00

**ጚ. በበ** 

047-174-006 1 138-008 B010

047-174-008 1 138-008 0112

047-174-009 0 138-008 0811

047-191-011 1 138-008 0051

1.80

SAB

-42 ` _43

		DISTRI	CT O	8-PENNC	ROVE	F	RATE 541.00	. R	ATE2	0.00						
	· A	PN	CHG CD.	TRA '	USE CD.	ESD CD.	COMPUTED FLAT CHAR	Œ	NAME			COMMENT			SITU ADDRE	
	847-1	74-012	1	138-008	0018	1.00	541.00	MC C	LINTOCK	ESTHER L	. TR	SFD		A4106	201	HOODHARD
	047-1	74-014	1	138-008	0051	1.00	541.00	KNOL	L DANIE	L D & MAR	RTHA E	SFD	7580	0823	278	OAK
	947-1	74-015	1	138-008	0010	1.00	541.0	FRAN	CIS DAV	ID H & E)	LEEN H	SFD			276	OAK
ممميد	047-1	81,-001	1	138-008	0810	1.00	541.0	MEYE	R KRIST	IN LUND 8	MICHAEL D	1 SFD	_	A4148	9483	HIAM
	047-1	81-003	1	138-008	0010	1.00	541.0	SCOT	T MARK	SJR		1 SFD		A4532	9575	PETALUMA HILL
	047-1	81-084	1	138-008	0110	1.00	541.0	MERT	ES ANTH	DNY U TR		RETAIL STORE	ŀ.,	A4734	9575	MAIN
	D47-1	81~008	Ð	138-DOB	0100	.00	.0	HERP	ICK TOH	N		VACANT			9901	MAIN
	047-1	81-809	1	138-008	0121	1.87	1011.6	7 CURR	AN PATR	ICK 7		BEAUTY SHOP	RETAIL BAR	A4169	10009	MAIN
	047-1	81-011	1	800-881	0081	1.80	973.8	TRIM	MER DIA	NE B ET A	AL ·	SEE FILE	•	A4191	10045	MAIN
	047-1	81-014	1	800-821	0018	1.00	541.0	ZAST	ROW CHA	RLES J	*	1 SFD		A4524	11051	PETALUHA HILL
	047-1	.81-01 <b>5</b>	1	136-008	0720	1.80	973.8	CAES	ARI GEO	RGE TR	•	1 SFD + TLR		A4725	11201	MAIN
}	047-1	181-016	1	138-008	0170	1.00	541.0	HAZZ	IE RALP	H N TR		POST OFFICE	(1900SF)	01051	11401	PETALUMA HILL
۲	047-1	181-018	1	138-008	0023	2.80	1514.8	THUR	STON SC	OTT W & 4	MARY JO	2SFD+GU 00-0	1406 <i>9</i> 9-04 <b>7</b> 8		228	ADOBE
/	047-3	L81-020	1	138-808	0393	1.00	541.0	SORE	NSEN PH	ILLIP & C	CATHERINE T	IND.		A4133	6040	OLD REDWOOD
	047-3	81-027	0	138-008	0851	.00	0. (	HYLE	S GEORG	E & GLADY	rs M	R/W			10037	MAIN
	047-1	81-028	0	138-008	0001	.06	0.0	MOSH	ELL ADE	LINE H		NOT CONNECTE	EID .		11661	PETALUHA HILL
	047-3	181-030	1	138-008	0113	2.60	1406.6	BAER	LENIS	MICHAEL 8	JANET GLI	SEE FILE		A4636	9595	MAIN
	047-1	l81-032	0	138-008	0180	.00	0.0	MER!	ES ANTH	IONY U TR		VACANT LOT			9585	MAIN
	047-3	181-033	. 1	138-008	0202	1.00	541.0	B LASL	EY SPEN	ICER H & I	LISA K ET A	COML		A4167	9555	MAIN .
	047-3	L81-034	1	138-008	0016	1.00	541.0	O STEV	enson (	INDY		1 SFD		A4149	9543	MAIN
	847-1	LB1-035	1	138-008	0052 .	2.00	1082.0	BONE	LLI SHA	RON M		2 SFD		A4132	360	ADOBE .
	047-3	L81-03B	1	138-008	0320	1.00	541.0	D MYLE	S GEORG	EF& GL	ADYS H TR	FEED STORE	8123	8111	10035	MAIN
1	047-1	L81-039	1	138-008	0121	3.20	1731.2	O TOMP	OSE WIL	LIAM		3 APTS + 2 E	OFFICES	A4715	9591	MAIN
	947-1	L81-040	1	138-008	0341	1.00	541.0	O BUCH	IANAN JA	CK D & Li	EWELLA TR	COLD STORAGE	<u>.</u>	A4140	6030	OLD REDWOOD HNY
	/ .047-1	L91-003	1	136-008	0051	1.8	973.8	O PHIL	LIPS DO	NALD H		SFD + MH	<b>667</b> 6	A4632	8840	PETALUHA HILL
•	047-3	L93-016	1	138-008	0051	1.0	541.0	O FUEN	ITES SAI	.VADORE &	GEORGIA N	1 - SFD		A4731	487	ADOBE

	DMI.			SPINOTIN	0001111		, 400101 011	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				220,2110					
		DISTRIC	T 0	8-PENNG!	ROVE	ŀ	RATE 541.00	RATEZ	0.0	D							
	,	APN	CHG CD.		USE CD.	ESD CD.	COMPUTED FLAT CHARG	HA!	Æ			COMMENT			SITE ADDR	JS ESS	
	047~	191-014	1	138-008	0052	2.00	0 1082.00	ESTRADA	MICHAE	L E & PATR	ICIA M	2 SFD		A4200	475	ADOBE	
	047-	191-016	1	138-008	0051	1.00	541.00	BAUGARTE	n Ross	& THERESA	ANNE	1 SFD		A4142	8920	PETALUMA	HILL
	047-3	191-017	1	138-008	0051	1.00	541.00	MHEELER	TREVOR	J		1 SFD		A4533	8850	PETALUMA	HILL
	047-3	191-018	1	138-008	0051	1.00	541.00	NOWELL T	THOTHY	G ·		1 SFD		A4518	8764	PETALUMA	HILL
	047~3	191-026	1	138-008	0010	1.00	541.00	SAVEL RI	CHARD	L & ARLENE	ET AL	1 SFD		A4644	511	ADOBE	
	047-3	191-030	1	138-008	0051	1.00	541.00	TARCA JO	HN C &	TERRI L		1 SFD		A4141	489 -	ADOBE	
	047-	191-040	1	138-088	0051	1.00	541.00	CHOPNAK	CHARLE	NE M ET AL		1 SFD		A4112	447	ADUBE	
	047-	191-841	1	138-008	0051	1.00	541.00	SULLIVAN	ELIZA	ветн ѕ		SFD	3	800 3779	449	* BRODA	
	047-3	191-042	1	138-008	0051	1.00	541.00	CAPDARES	T JEAN	B & TRAUT	E E	SFD		A4502	8816	PETALUMA	HILL
	047-3	191-043	1	138-008	0051	1.00	541.00	CAPDARES	T JEAN	B & TRAUT.	EE	SFD		A4502	8810	PETALUMA	HILL
	047-3	191-044	1	138-008	0035	3.20	1731.20	CAPDARES	T JEAN	B & TRAUT	EE	2 DPX		A4502	8790	PETALUHA	HILL
	047-3	191-045	1	138-008	0010	1.00	541.00	HC CULLO	CH SCO	TT W & CAR	OL E	SFD		A4609	8718	PETALUHA	HILL
	047-3	191-046	i	138-008	0052	2.60	1406.60	DEMPSEY	JACK À	& VICTORIA	A	SFD + 2 APTS		A4707	8722	PETALUMA	HILL
	047-1	191-047	1	138-008	0051	1.00	541.00	SOCHET T	ERRY D	IANE TR		SFD+GARAGE	97-03	36 A4139	8930	PETALUMA	HILL
	047-	191-048	1	138-008	0052	1.80	973.80	SOCHET 1	ERRY D	IANE TR		SFD+GARAGE+GU	99-0175	99-0159	8922	PETALUMA	HILL
	047~	191-049	1	138-008	0051	1.00	541.00	SOCHET 1	ERRY D	IANE TR		SFD GAR/W RH&	BATH 00-0	314	8926	PETALUMA	HILL
	047-	191-050	0	138-098	0051	.00	00.	SAVEL RI	CHARD	L & ARLENE	E	NOT CONNECTED	WAS 047-	191-027	517	ADOBE	
/	047-	212-082	C	138-007	0050	.00	90.	WARD MEL	ISSA T	R ET AL		VACANT			5575	OLD REDW	HWY GOO!
	047-2	21.2-003	1	138-007	0051	2.00	1082.00	WARD MEL	I AZZI.	R ET AL		2 SFD		, 124	5586	OLD REDW	YMH GOOI
	047-2	212-004	1	138-007	0051	1.00	541.00	WARD MEL	I AZZI.	R ET AL		1 SFB		126	5580	OLD REDW	IOOD HHY
	047~	212-005	0	138-007	0050	.00	00.	CALDWELL	MICHA	EL C & CAR	OLE	VACANT			5579	OLD REDH	100D ·
7 1	047-	213}-004	1	138-011	0113	3.60	1947.60	GESSLER	SIGRUN	TR ET AL		1 RES-1 DUP-1	MKT	A4534	8	ELY	
	047-	213-005	1	138-011	0280	2.00	1082.00	SENHOR S	ANTO C	RISTO SOCI	ETY	AUTO SRVC CUP	104200	A4750	5500	OLD REDN	YWH GOO!
	047-	213-009	Ð	138-011	0101	.00	.00	SENHOR S	ANTO C	RISTO SOCI	ETY	NC (UP 10420)			79	ELY	
J.	047-	214-D05	1	138-007	0052	3.00	1623.00	SNYDERMA	N FAMI	LY LLC		3 SFD	- '.	A4633	5520	OLD REDI	YWH GOD!
	047~	214-014	1	138-007	0051	1.00	541.00	FRITZ RL	ISSELL	F & KARYN	SARGAN	SFD LOT 1		96-0137	27	ELY	•
	047-2	214-015	1	138~007	0051	1.00	541.00	ESTOURNE	S MICH	AEL & JUDI	TH	SFD MS-7538		41399	29 .	ELY	

	SAB			SONOMA	COUNTY	WATER	AGENCY SAN	MOITAITI	USER INV	ENTORY	LISTING			10/17/01	PAG	E 568	
	E	DISTRIC	T 0	8-PENNGF	ROVE	R	ATE 541.08	RATE2	0.00	• .						,	•
	AF	PH .	CHG CD.		USE CD.	ESD (	COMPUTED Flat Charge	NAM	E		COMMENT	•		SITU ADDRE			,
	047-21	L4~016	1	138-007	0051	1.00	541.00	PETERSEN	NIS S & I	DOREEN	SFD MS-7538	20389 20394		31	ELY		
٠	047-23	14-017	1	138-007	0051	1.00	541.00	TAVENNER	RANDY L		SFD MS-7538	20388 20395		33	ELY		
	047-21	L4-018	1	138-007	0051	1.00	541.00	SWADLEY	CORWIN W		SFD(MS-7524)	7233 7229	A4728	5650	OLD RED	MDQD	
	047-23	14-019	1	138-007	9051	1.00	541.00	SILACCI	LLOYD H &	JUNE TR	SFD-V 4/97			5660 .	OLD RED	MOOD	
	047-23	14-020	1	138-007	0052	2.00	1082.00	CALDNELL	MICHAEL (	C	2SFD ·	7233 7229	A4729	5590	REDWOOD	NORTH	
	047-21	14-021	1	138-007	0051	1.00	541.00	OFZEN 10	HN H & DOA	NNA L	SFD		A4729	5600	REDWOOD	NORTH	
1	047-2	21-001	1	138-007	0051	1.00	541.00	DURANDO	JOHN A & 1	FREIDA C	SFD	6623	A4605	5696	OLD RED	MOOD HA	Υ
	047-27	21-002	1	138-007	0051	1.00	541.00	GERHARDT	CLARENCE	L & BETTY A	1 SFD		A4717	5708	OLD RED	ин фоон	Υ
	047-27	21-QD4	1	138-007	0281	1,00	541.00	SHOEMAKE	R JOHN H		AUTO SERV	•	A4639	5730	OLD RED	MOOD HA	Υ
	047-2	21-005	1	138-007	0010	1.00	541.00	LEAVELL	JENNIE K		1 SFD		A4143	5736	OLD RED	MU GOOM	Y
-	047-2	21-006	1	138-007	0051	1.00	541.00	KELLEHER	TRAVIS		1 SFD		132	5740	OLD RED	MN GOOM	Y
	047-27	21-015	1	138-007	0051	1.00	541.00	CROUSE J	AMES & EI	LEEN	1 SFD		A4508	5800	OLD RED	MOOD RM	Y
	047-27	21-017 ·	1	138-607	0051	1.00	541.00	DIAMANTI	NE TONY J		1 SFD		A4509	5866	OLD RED	HOOD NO	R
	047-2	21-018	Ü	138-007	0050	40.	.00	MAGLIULO	MARTIN &	JENNIFER	VACANT			5820	OLD RED	MOOD HA	ľΥ
	047-2	21-024	Đ	138-007	0540	.00	.00	MAGLIULO	MARTIN &	JENNIFER	VACANT			5836	OLD RED	NOOD HIS	ΙY
	047-2	21-027	1	138-007	0051	1.00	541.00	JOHNSON	HILLIAM J	& BETTY J	1 SFD		A4604	321	BANNON		
	047-2	21-033	1	138-007	0019	1.00	541.00	PIOTRKOW	SKI IRV &	CLAUDIA L	SFD		4591	708	ADOBE		-
	047-2	21-034	1	138-097	0051	1.00	541.00	AGUIAR E	RNIE J &	OTININE	SFD 20567A45	529		704	ADOBE		
	047-2	21-035	1	138-007	0051	1.00	541.00	PIOTRKOW	SKI		1 SFD		1611	275	BANNON		
	047-2	21-036	1	138-007	0051	1.00	541.00	STOCKHAM	SUSAN K		SFD	-	3840	303 .	BANNON		
	047-2	21-037	Đ	138-007	0050	.00	.00	PIOTRKOW	SKI IRV E	T AL	VACANT			.0	ADOBE		
)	047-2	21-038	1	138-007	0010	1.00	541.00	PIOTRKON	SKI IRV		SFD (83)	•	01412	279	BANNON		
,	047-2	21-039	1	138-007	0051	1.00	541.00	GHIRINGH	ELLI JON	PHILIP	SFD	•	A4117	307	BANNON		
	847-2	21-040	1	138-007	8052	1.80	973.80	RANDALL	HYRON & M	ARILYN	SFD + COTTAI	GE.	A4117	309	BANNON	٠.	
/	047-2	31-012	1	138-008	9051	1.00	541.00	BARELLA	LINDA K E	T AL	1 SFD		A4138	35	DAVIS		
	047~2	31-013	1	138-008	0051	1.D0	541.00	BARELLA	DONALD .G	& SUZANNE A	1 SFD	•	A4510	25	DAVIS		
	047-2	31-019	1	138-008	0051	2.60	1406.60	AARON VI	CTOR A TR		SFID + 2 GU		A4506	710	OLD ADO	BE	

SAB SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY LISTING 10/17/01 PAGE 569

DISTRICT 08-PENNGROVE RATE 541.00 RATE2 0.00

APN CHG TRA USE ESD COMPLET NAME COMMENT SITUS ADDRESS

A	PN	CHG CD.	TRA			COMPUTED FLAT CHARGE	NAME		COMMENT		SITI ADDRI	
047-2	31-0 <b>21</b>	1 :	138-008	9010	1.00	541.00	BECHTOLD FRED	G & JUDITH K.	1 SFD	01612	711	OLD ADOBE
047-2	31-023	1	138-008	0010	1,00	541.00	SCHULTZ LOUIS	A & MARILYN S TR	1 SFD	01628	65	DAVIS
047-2	31-024	1	136-068	0051	1.00	541.00	DAVIS STEVEN N	& VICKI J	SFD	01607	51	DAVIS
047-2	31-025	1	138-008	0052	1.80	973.80	STEWART LERGY	H & HARY F	SFD+GU 99-0419		53	DAVIS
047-2	31-0 <b>26</b>	1	138-008	0051	1.00	541.00	REIDER HENRY J	JR & ELIZABETH	SFD	6542 01298	55	DAVIS
047-2	31-027	1	138-008	0010	1.00	541.00	BAILLY KERRY &	ANNIE .	SFD	01348	57	DAVIS
. 047-2	31-032	Û	0-000	0000	-00	.00			MAINLINE 99-0327 PL	NCHK96-0256	. 0	
<b>/</b> :047-2	32-019	1	138-008	0051	1.00	541.00	KALOGIANNIS JO	HN P & MARIE E T	1 SFD ,	A4170	12	DAVIS
047-2	32-020	1	138-008	0051	1.00	541.00	TARCA JOHN C &	TERRI LEE	1 SFD	A4171	735	ADOBE
B47-2	32-021	1	138-098	0051	1.00	541.00	KALOGIANNIS JO	HN P & MARIE E T	1 SFD	01615	28	DAVIS
847-2	32-023	1.	300-821	0010	1.00	541.00	WING WAYNE D &	MARLENE C	SFD	6236	70	DAVIS
847-2	32-024	1	138-008	0051	1.00	541.00	KAUMEYER JAMES	A TRET AL	SFD 20406		60	DAVIS
847-2	32-026	1	138-008	0051	1.00	541.00	DORSEY MICHAEL	J & PEGGY J	SFD	A4706	50	DAVIS
947-2	32-027	1	138-098	0018	1.00	541.00	ORME JAMES A	•	SFD	01343	48	DAVIS
047-2	32-028	1	138-008	0051	1.00	541.00	WACKER EARL		SFD	A4187	110	DAVIS
047-2	32-030	1 :	138-008	0051	1.80	973.80	WACKER EARL TR		SFD+GRANNY 3631	2269 A4187	120	DAVIS
047-2	32-032	0 :	138-008	0050	.00	.00	WACKER EARL TR		VACANT		0	DAVIS
047-2	32-035	0 :	138-008	0000	. DG	.00	KALOGIANNIS JO	HN P & MARIE E T	VACANT MS 160.861	01701	0	DAVIS
847-2	32-036	G :	138-008	0000	.00	.00	KALOGIANNIS JO	HN P & MARIE E T	VACANT MS 160.861	01701	0	DAVIS
047-2	32-837	1	809-821	0010	1.00	541.00	KRAUSSE PETER	& URSULA TR	SFD MS 160.861 2046	57 01701	32	DAVIS
047-2	32-938	0 3	138-668	0000	.00	00	KALOGIANNIS JO	HN P & MARIE E T	VACANT MS 160.861	01701	0	DAVIS
047-2	32-039	1	138-008	0010	1.00	541.00	MC ISAAC KELVI	N D	SFD	00777	755	ADOBE
047~2	32-040	1	138-008	0057	1.80	973.80	MC ISAAC ERIC	R & MARIANNE	SFD + GU 947	20 7238 7099	749	ADOBE
D47-2	32-041	1	138-008	0051	1.00	541.00	DAVIDSON FRED	JOHN & IRENE MAR	SFD	A4116	100	DAVIS 4
947-2	32-042	1	138-008	0010	1.00	541.00	<b>НАДЕЛИ КІМ А Е</b>	T AL	SFD	61747	88	DAVIS!
047-3	10,001	1	138-007	0051	1.00	541.00	BOCALEDNI BRUN	OF & DIANE L TR	1 SFD	A4104	826	PHILLIPS
047-3	10-002	1	138-007	0051	1.00	541.00	FARROW JACQUEL	INE H	1 SFD	A4627	800	PHILLIPS

SAB	SUNOMA COUNTY WATER AGENCY	SANITIATION USER	THVENTORY	LISTING	10/17/01	PAGE	570
SAD	DOUGHN COOK!!! HAITH HOLING	MANTITE TON BOTH	THATMADIVA	### 1 F140	TO: T:	HOL	

	DISTRI	CT O	B-PENNGR	ROVE	RAT	FE 541.00	RATE2	0.00						
	APN .	CHG CB.	TRA			MPUTED .AT CHARGE	' NAME			COMMENT			SITU ADDRE	
	047-310-003	9 )	L38-007	0054	-00	.00	GRAHAH CLA	UD A JR & J	ANETT N	VACANT			504	PHILLIPS
	047-310-004	0 ]	L38-007	0051	.00	.00	JOHNSON MA	ARY LOUISE TI	R I	NOT CONNECTED			600	PHILLIPS
	047-310-005	1 1	138-007	0D51	1.00	541.00	MELO JOHN			1 SFD		A4111	500	PHILLIPS
	047-310-006	1:	138-007	0051	1.00	541.00	HEINZ EDW	ARD & MONIKA		SFD	•	A4507	498	PHILLIPS
	047-310-007	0	138-007	0051 -	.00	.00	O KEEFE SE	EAN ET AL		NOT CONNECTED			400	PHILLIPS
	047-310-008	0 :	138-007	0054	.00	.00	PHILLIPS S	STEPHEN C & I	NANCY R	VACANT			200	PHILLIPS
	047-310-009	1 :	138-007	0051	1.00	541.00	SCHNEIDER	DOREEN MARI	E TR	SFD		7779	96	PHILLIPS
	047-310-010	0 :	138-007	0851	.00	.00	PHILLIPS .	HOWARD & N	ITA	R/¥			6007	OLD REDWOOD HWY
	047-310-011	1 :	138-007	0051	1.00	541.00	HOLDEMAR I	LUCILLE M & I	ROBERT P	1 SFD		A4134	161	PHILLIPS
	947-310-014	1:	138-007	0051	2.00	1082.00	MILLER SAI	RA TR ET AL		2 SFD		130	405	PHILLIPS
	B47-310-015	D j	<b>138-00</b> 7	0051	.00	.00	JASONI GOI	RDON R & MAR	ILYN L	NDT CONNECTED			509	PHILLIPS
	047-310-016	0 :	1,38-007	0050	.00	.00	JASONI GO	RDON R & MAR	ILYN L	VACANT			200	ATIM
	047-310-017	1	138-007	0051	1.00	541,00	NACKORD E	rnest J Jr		SFD		62409	198	ATTM
	047-310-018	1	138-007	0056	1.08	541.00	PINNE ROBI	ERT A & AVER	ILL M TR	SFD	5692	2 5545	1 <del>9</del> 6	ATIM
	047-310-019	1	138-097	0051	1.00	541.00	MC ALEXANI	DER ALVA E &	ROBBE T	1 SFD		A4618	22	HOWARD
	047-310-820	1	138-007	0051	1.00	541.00	GUNHEIM EI	RIK STEVEN &	ESPERANZ	SFD		30713	25	HOHARD
	047-310-021	1	138-007	0051	1.80	973.80	CASELLA R	ICHARD A & B	EVERLY A	SFD+GRANNY	5910	A4713	35	HOWARD
	047-310-822	11	138-007	0051	1.00	541.00	NUNES DAV	ID R & CAROL	R TR	1 SFD		A4735	45	HOWARD
	047-310-023	1	138-907	0051	1.00	541.00	BRANSEN M	ARGARET H TR		SFD (BUILDING	LATERAL)	8555	75	CREST
	047-310-024	1	138-607	0051	1.00	541.00	MAESTRI A	NTHONY C & A	NNE A	SFD		3851	61	CREST
	047-310-025	1	138-007	0051 .	1.00	541.00	CONSTANTI	NO MAUREEN		1 SFD		A4602	55	CREST
	047-310-026	1	138-007	0051	1.00	541.00	PHILLIPS :	STEPHEN C &	NANCY	SFD		02021	45	CREST
,	047-310-029	1	138-007	0051	1.00	541.00	FRANK LA	MOYNE G & SA	NDRA J	1 SFD		A4628	60	CREST
	047-310-030	1	138-007	0051	1.00	541.00	MORRIS PE	RRY J & SUSA	и и	1 SFD		A4516	40	HOWARD
	047-310-031	. 1	138-007	0051	1.00	541.00	JORDAN TI	мотну Р & ре	BORAH LEE	1 SFD		A4643	16	ATIM
	847-310 <b>-03</b> 2	1	138-007	0051	1.00	541.00	MATTOS AN	L YMOHT		1 SFD		A4631	20	NITA
	947-310-633	1	138-007	0051	1.00	541.00	CHURCHILL	PETER TANSE	Y & ROBIN	SFD 01-0216			211	NITA

	SAB	SONDMA	COUNTY	HATER	AGENCY SAM	NOITAITIN	USER IN	VENTORY	LISTING			10/17/01	PAGE	571
	DISTRI	CT D8-PENNG	ROVE	R	ATE 541.00	RATE2	0.00							
	APN	CHS TRA	USE CD.	CD.	COMPUTED Flat Charge	ŅAHE			CONHENT			SITU ADDRE	!S :S5	
	047-310-036	1 138-007	0051	1.00	541.00	SENFTEN R	OBERT &	LINDA	1 SFD		A5354	5871	OLD REDWOO	D HWY
	047-310-037	1 138-007	0051	1,00	541.00	TSUJIHARA	HITSUD	& HELEN TR	1 SFD		A41 <del>6</del> 5	5867	OLD REDWOO	D HWY
	047-310-038	0 138-007	0851	.00	.00	TSUJIHARA	MITSUD	& HELEN TR	NOT CONNECTED			5863	OLD REDWOO	Σ H₩Y
1	047-310-041	1 138-007	0051	1.80	541.00	BORG GIGI	E & J01	HN T	1 SFD		A4539	5875	OLD REDWOO	D HWY
	047-310-042	1 138-007	0051	1.00	541.00	ANGLIN CA	RROLL A	JR & JEANNETT	1 SFD		A4638	5877	OLD REDWOO	D HWY
	047-310-043	1 138-007	0051	1.00	541.00	GRAY JAME	SP&C	AROLYN B TR	1 SFD		A4616	305	PHILLIPS	
	047-310-044	0 138-007	0811	.00	.00	KEN ROBER	TS & SDI	N GEN CONTRACT	•			105	PHILLIPS	•
	047-310-045	0 138-007	0050	.00	00	WOLDEMAR	LUCILLE	M & ROBERT P	VACANT			303	PHILLIPS	
	047-310-046	1 138-007	0051	1.00	541.00	BECK MARK	S & DEE	SORAH A	SFD		8346	805	PHILLIPS	
	047-310-047	1 138-007	0052	1.00	541.00	HARTHAN W	ILLIAM F	4 & STEPHANIE	SFD (+SFDNC V	4/97)	96-0354	50	CREST	
v	⁄047-480~001	1 138-007	0052	2.00	1082.00	GALLAGHER	ROBERT	E & CYNTHIA G	2 SFD 0157-8 9	014 8328 .	A4184	5702	HATCHERY	
	047-480-082	1 138-007	0051	1.00	541.00	MAGLIULO	JAMES L	& MARCELEE A	SFD 20327			5700	HATCHERY	
	047-480-003	1 138-007	0052	1.80	973.80	KING WILH	A D TR		SFD+GRANNY	3074	6 20137	5704	HATCHERY	
	047-480-084	0 138-007	0050	.00	.00	DEBERNARD	I ROSE N	LIFE EST	•	•		0	NONE	
	047-480-005	1 138-007	0051	1.00	541.00	DEBERNARD	I ROSE P	I LIFE EST	SFD	9014 832	8 A4184	0	NONE	
	047-480-086	1 138-007	0051	1.00	541.00	O BRIEN J	DHN F &	PATTI J	SFD LOT 6		40990	5710	HATCHERY	
	047-480-007	1 138-007	0052	1.80	973.80	WEST WILL	IAH & JA	CQUELYN	SFD+GRANNY	4099	1 30747	5712	HATCHERY	
	047-480-008	1 138-007	0057	1.80	973.80	MAGLIULO	MARTIN A	& JENNIFER	SFB+GU	96-028	3 41091	5716	HATCHERY	
	047-480-009	1 138-007	0051	1.60	541.00	MAGLIULO	WAYNE T	& DIANNE K	SFD			5718	HATCHERY	
i.	847-640-002	1 138-007	0051	1.00	541.00	TAYLOR ĶE	LVIN L 8	SANDYE S	SFD .	99-0074	98-0003	222	KATIE	
	D47-640-003	1 138-007	0057	1.80	973.80	MC BRIEN	JAMES &	MARY ANN	SFD+GU00-0386	99-046D O	0-0459	232	KATIE	
	047~640-004	1 138-007	0051	1.00	541.OD	MC' MAHON	GERALD F	& CYNDA TR	SFD 99-0461			482	RONSHEIMER	<b>.</b>
	847-640-005	1 138-007	0051	1.00	541.00	TUCKER KE	NNETH S	& JANICE M	SFD	98-0108	98-0003	452	RONSHEIMER	ŧ
	047-640-006	1 138-007	0051	1.00	541.00	PEPPER S	JORDON 8	JULEE A	SFD	98-0107	98-0003	462	RONSHÉIMER	ł
	047-640-007	1 138-007	0051	1.00	541.00	MEYER RIC	HARD A 8	MEAVEEN R	SFD	99-0102	98-0003	472	RONSHEIMER	l
	047-640-008	1 138-007	.0051	1.00	541.00	SESSI MIT	CHELL &	JENNIFER	SFD	98-0142	98-0003	492	RONSHEIMER	
	047-640-009	0 138-007	0050	.00	.00	SESSI SHE	RRI		LOTSVACANT VIC	AUG98	98-0003	452	RONSHEIMER	?
										•				
,	SAB	SONDMA	COUNTY	WATER	AGENCY SAN	NOITAITI	USER INV	/ENTORY	LISTING			10/17/01	PAGE	572

	DISTRI	CT 08-PENNGI	ROVE RA	ATE 541.00	RATE2 0	.00				•
	APN	CHG TRA	USE ESD CO. I	COMPUTED FLAT CHARGE	NAME		COMMENT		SITU ADDRE	
	047-640-010	1 138-007	0057 1.80	973.80 SE	SSI MARTIN	TR ET AL	SFD+GAR+GU	97-0468 A4621	233	KATIE
	047-640-011	1 138-007	0051 1.00	541.00 JD	HNSTON ANT	HONY M & JENNIFER	SFD	98-0080 98-0004	6081	HALCOLH
	047-640-012	1 138-007	0051 1.00	541.00 DO	LLAR JUSTI	N G ET AL	SFD 00-0334 99	-0448 98-0004	6077	HALCOLN
•	047-640-013	1 138-007	0051 1.00	541.00 FA	REY RONALD	L & CATHY J	SFD	97-0335 96-0243	442	RONSHEIMER
	047-640-014	1 138-007	0057 1.80	973.80 KE	LLER CYNTH	IA A TR ET AL	SFD+GU 97-0134	97-0083 96-0243	432	RONSHEIMER
	047-640-015	1 138-007	0051 1.00	541.00 SE	SSI MARTIN	TR ET AL	MH .	A4621	422	RONSHEIMER
	047-640-016	1 138-007	0051 1.00	541.00 BR	YON BRAD &	KAREN	SFD	96-0257 96-0243	412	RONSHEIMER
	047-640-017	1 138-007	0051 1.00	541.00 SI	LVA WILLIA	M M & JILL M	SFD 99-0075 99	-0903	6095	MALCOLN
	047-640-018	1 138-007	OD51 1.00	541.00 SC	HOENHOLZER	KATHERINE H & BYR	SFD 00-0118		129	KYLERS
	047-640-019	1 138-007	0051 1.09	541.00 BE	CK ROY L &	YMA	SFD 00-0243	• '	157	KYLERS
	047-640-020	1 138-007	0050 - 1.80	973.80 SE	SSI MARTIN	TR ET AL	SFD+GU 01-432 (	01-0364	175	KYLERS
	047-640-021	1 138-007	0051 1.00	541.00 BO	IRG RICHARD	D & ROSALIE	SFD+BARN 99-05	04 99- <b>018</b> 9	6165	OLD REDWOOD
	047-640-022	1 138-007	0051 1.00	541.00 GA	LLONAY GAR	Y G & CHERYL A	SFD LOTS 00-00:	26	168	KYLERS
	047-640-023	1 138-007	0851 1.00	541.00 SE	SSI MARTIN	TR ET AL	SFD 08-0418	Ne.	144	KYLERS
	047-640-024	0 138-007	005100	.00 NE	LSON BYRON	N & EDITH ANN	VACANT		108	KYLERS
1	047-650-001	1 138-908	0051 1.00	541.00 NE	LSON NEWMA	N B	SFD 00-0124		805	RAINSHINE
	047-650-B02	1 138-908	0651 '1-00	541.00 NE	ELSON BUILD	ERS INC	SFD 00-0123		855	RAINSHINE
	047-650-003	1 138-008	0051 1.00	541.00 NE	LSON BUILD	ERS INC	SFD 00-0122		865	RAINSHINE
	047-650-004	1 138-008	0051 1.00	541.00 LA	UDARI JOSE	PH A & SHIRLEY A	SFD 99-0465		870	RAINSHINE
	047-650-005	1 138-008	0010 1.00	541.00 SP	PARKS KENNE	TH G & KATHRYN C	SFD 00-0120		860	RAINSHINE
	047-650-006	1 138-008	0051 1.00	541.00 ST	ICE MARTIN	ET AL	SFD 00-0121		850	RAINSHINE
)	047-650-007	1 13B-008	0051 1.00	541.00 AM	IY RON & HO	LLIE K	SFD 99-0467	. •	840	RAINSHINE
	047-650-008	1 138-008	0051 1.00	. 541.00 BU	ICKLEY CHAR	LES T ET AL	SFD 99-0467		830	RAINSHINE
	047-650-009	1 138-008	0051 1.00	541.00 GA	NNON BRIAN	ET AL	SFD 99-0467		810	RAINSHINE
	047-650-010	0 138-008	0001 .00	.00 NE	LSON BUILD	ERS INC	VACANT 1JUN99		820	RAINSHINE
¥,	047-660) 001	1 138-008	0051 1.00	541.00 WA	TERFORD AS	SOCIATES LLC	SFD 00-0388	•	9053	RANCHO ADOBE
	047-660-002	1 138-008	0051 1.60	541.00 WA	TERFORD AS	SOCIATES LLC	SFD 00-0389	•	9011	RANCHO ADOBE

	Y WATER AGENCY SANITIATION USER IN	VENTORY LISTING	10/17/01 PAGE 573
DISTRICT 08-PENNGROVE	RATE 541.00 RATE2 0.00		
APN CHG TRA USE CD. CD.	ESD COMPUTED NAME CD. FLAT CHARGE	COMMENT	SITUS ADDRESS
047-660-003 1 138-008 0051	1.00 541.00 WATERFORD ASSOCI	ATES LLC SFD 00-0390	8977 RANCHO ADOSE
047-660-004 1 138-008 0051	1.00 541.00 WILL RUSSELL L .	R & PATRICIA C SFD 00-0391	8939 RANCHO ADOBE
047-660-005 1 138-008 0051	1.00 541.00 WATERFORD ASSOC	ATES LLC SFD 00-0392	8901 RANCHO ADOBE
047-660-006 1 138-008 0051	1.00 541.00 WATERFORD ASSOC	ATES LLC SFD 00-0393	8920 RANCHO ADOBE
047-660-007 1 138-008 0051	1.00 541.00 WATERFORD ASSOC	ATES LLC SFD 00-0394	8958 RANCHO ADOBE
047-660-008 1 138-908 0051	1.00 541.00 WATERFORD ASSOC	ATES LLC SFD 00-0395	8994 RANCHO ADOBE
047-660-009 1 138-008 0051	1.00 541.00 WATERFORD ASSOC	ATES LLC SFD 00-0396	9032 RANCHO ADOBE
047-660-010 1 138-008 0051	1.00 541.00 WATERFORD ASSUC	ATES LLC SFD 00-0397	9076 RANCHO ADOBE
TOTALS FOR DISTRICT	08		
TOTAL APMS:	386		
TOTAL APNS WITH ERRORS:	00	•	
CHARGE CODE 8 ESDS:	.00		
CHARGE CODE 1 ESDS:	461.91		
CHARGE CODE 2 ESDS:	.00	•	
CHARGE CODE 3 ESDS:	.00		
CHARGE CODE 4 ESDS:	.00		
CHARGE CODE 5 ESDS:	.00		
CHARGE CODE 6 ESDS:	1.70		
CHARGE CODE 7 ESDS:	7.68	,	7
TOTAL ESDS:	471.29 × 2.6.5	5 PEOPLE SSD	REF DHE P8

ESTIMATO KOWF = 471,29 ESO X 260 (INCLUDES 10%, fs)

2 122535 GPD

=0.123 MGD

rerry. wife only.

Sonoma County Public Works

Wastewater Operations Department

18400 Neeley Road

Guerneville, Calif. 95446 (707) 869-2809

Mr. Chris McAuliffe Box 777 Petaluma, Calif. 94952

September 4, 1992

RE: Meter Readings from Penngrove Lift station

Dear Chris,

The data you require from the flow meter at Penngrove Lift Station is as follows;

June 3, 1992 to July 2, 1992 2.61 MG total in 29 days .090 MGD

July 2, 1992 to Aug 3, 1992 =2.82 MG total in 31 days .091 MGD

Aug 3, 1992 to Sept 3, 1992 = 2.65 MG total in 31 days .085 MGD

376 ESP = 234 6PD/85D HUGE

Ronald E. Laufer Wastewater Supervisor West County Division

1306890/pgreads

· EXHIBIT E

G-1.

EXHBITE

# A Penngrove Reach 1-5 Worksheet for Circular Change

Project Description	on
Project File	d:\haestad\fmw\projact1.fm2
Worksheet	check .
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Input Deta		
Mannings Coefficient	0.013	
Channel Slope	0,004000	10/5t
Depth	Ω.67	ft
Diameter	0.00	in

Results		
Discharge	0,49	mgd
Flow Aree	0,35	<del>(P</del>
Wetted Perimeter	2.09	ft
Top Width	0.00	fi ·
Critical Depth	0.41	fi
Percent Full	100,00	
Critical Slope	0800.0	27 ft/ft
Velocity	2.19	īt/s
Velocity Head	0.07	ft
Specific Energy	FULL	ft
Froude Number	FULL	
Maximum Discharge	0.82	cfs
Full Flow Capacity	0.76	cfe
Full Flow Slope	0,0040	oo firit

01/04/02 03:56:27 PM Hasabad Methods, Inc. 37 Brookalde Road Waterbury, CT 05708 (203) 755-16

FlowMaster v6.13 Page 1 of 1 AND THE RESIDENCE OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPE

- fit ..... Frys

AND SET OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE

**h**·----

.

.....

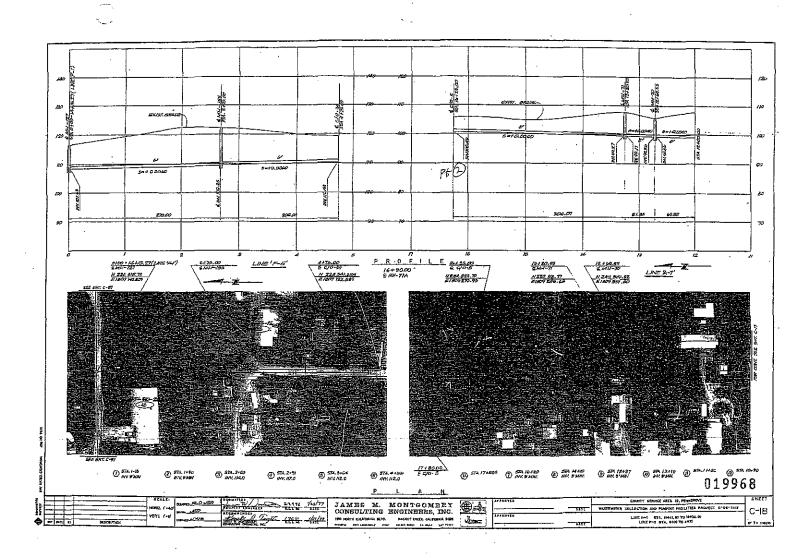
· ·

The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s

Penngrove Reach 2-4
Worksheet for Circular Channel

Project Description		
Project File	d:\heestad\fmw\	projecti.fm2
Worksheet	check	
Flow Element	Circular Chennel	
Method	Menning's Forma	de
Solve For	Discharge	
input Data		
Mannings Coefficient	0.013	
Channel Slope	0.004000 ft/s	
Depth	0.67 ft	ır
Diameter	8.00 in	
Diameter	6.UU III	
Results		
Discharge	0.49	mgd
Flow Area	0.35	fF
Wetted Perimeter	2.09	ft
Top Width	0.00	ft
Critical Dapth	0.41	n ·
Percent Full	100.00	
Critical Slope	0.008027	
Velocity	2.19	ft/s
Velocity Head	0.07	ft
Specific Energy	FULL	ft
Froude Number	FULL	
Maximum Discharge	6,82	çfa
Full Flow Capacity	0,76	cfs
Full Flow Slope	0,004000	ff/ft

Control of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the sta



#### H Penngrove Reach 4-12 Worksheet for Circular Channel

Project File	d:\haestad\fm	w\project1.fm
Worksheet	cneck	
Flow Element	Circular Char.	nei
Method	Manning's Fo	rmuls
Solve For	Discharge	
input Date		
Mannings Coefficient	0.013	
Channel Slope	0,004000	#t/ft
Depth	0.67	ft
Diameter	8.00	in ·
Resulta		
Discharge	0.46	mgd
Flow Area	0.35	<b>17</b> 2
Wetted Perimeter	2.09	ft
Top Width	0.00	ft.
Critical Depth	0.41	ft.
Percent Full	100,00	
Pritiant Class		137 AJA

The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s

AND TO DESCRIPTION OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROP

## Penngrove Reach 12-5 Worksheet for Circular Channel

Project Description		
Project File	d:\haestad\fm	wwproject1.fm2
Worksheet	check	
Flow Element	Circular Chan	nel
Method	Manning's For	muis
Salve For	Discharge	
Input Deta		
Mannings Coefficient	0.013	
Channel Slope	0.004000	min.
Depth Stope	0.67	ft
Dapin Diameter	8.00	
Dameter	8,00	tn
Results		<del></del>
Discharge	0,49	mgd
Flow Area	0,35	fi ⁴
Wetted Parimeter	2.09	ft
Top Width	0.00	ft
Critical Depth	0,41	ft
Percent Full	100,00	
Critical Stope	0.0080	27 ft/ft
Velocity	2.19	ft/s
Velocity Head	0.07	n
Specific Energy	FULL	ft
Froude Number	FULL	
Maximum Discharge	0.82	cis
Full Flow Capacity	0.76	cis
Full Flow Slope	0.0040	op <del>n/it</del>

. 🚛

THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE S

____

## Penngrove Reach 3-11 Worksheet for Circular Channel

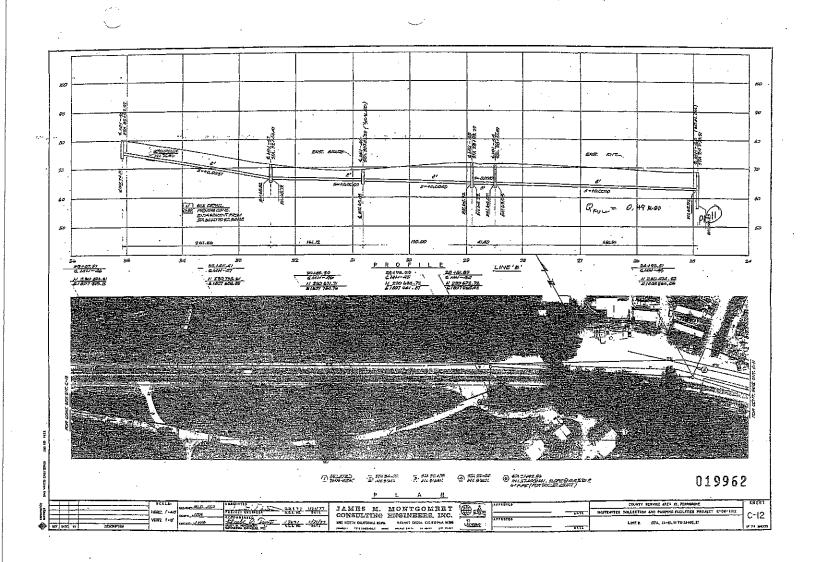
Project File	d:\naestad\fmv\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Menning's Formula
Solve For	Discharge

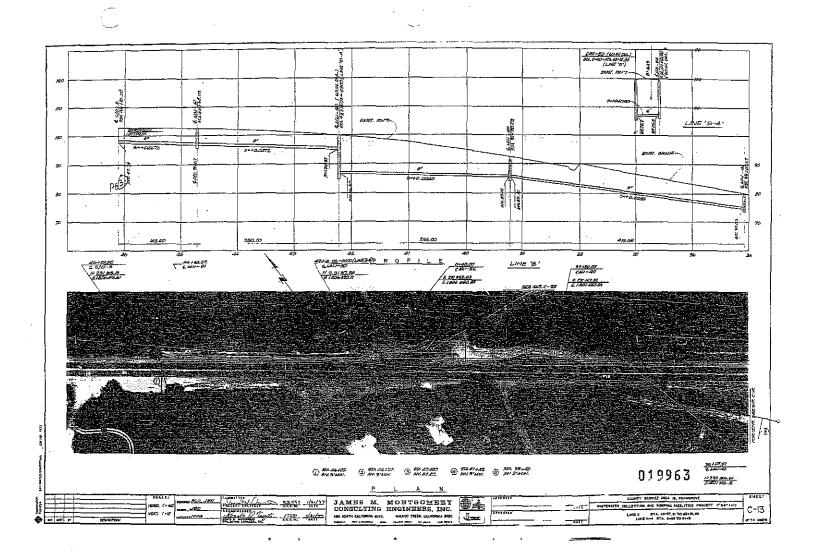
Input Date		
Mannings Coefficient	0,013	
Channel Slope	0.00400	10 ft/ft
Depth	0.67	ft.
Diameter	00,8	In

Resurs		
Discharge	0.49	rngd
Flow Area	0.35	fF
Wetted Perimeter	2.09	ft
Top Width	0.00	1ft
Critical Depth	0.41	ft
Percent Full	100,00	
Critical Slope	.0800.0	27.f/ft
Velocity	2.18	fils
Velocity Head	0.07	Ħ
Specific Energy	FULL	AL.
Froude Number	FULL	16.5
Meximum Discharge	0.82	Cls
Full Flow Capacity	0.78	cts
Full Flow Slope	0,0040	00 f/ft

01/04/02 04:05:34 PM ixessed Methods, Inc. 37 Bronkeide Road Waterbury, CT 05708 (203) 755-15

Page 1 of 1





Penngrove Reach 11-6
Worksheet for Circular Chennel

Project File Worksheet	d:\haestad\fmw\project1.fm2 check
	Chaular Channel
Flow Element	
Method	Manning's Formula
Solve For	Discharge

0.013	
0,00400	o fifft
0.67	fī
8.00	În
	0,00400 0.67

Kestilis			_
Discharge	0.49	rngď	
Flow Area	0,35	T.	
Wetted Perimeter	2.09	Ħ	
Top Width	0,00	ft	
Critical Depth	0,41	ft	
Percent Full	100,00		•
Critical Slope	0800.0	27 ft/ft	
Velocity	2.19	ft/e	
Velocity Head	0.07	ft.	
Specific Energy	FULL	Æ	
Froude Number	FULL	•	
Maximum Discharge	0.82	cis	
Full Flow Capacity	0.76	cfs	
Full Flow Slope	0,0040	OD film	

04:08:00 PM

Heestad Magnoda, Inc. 37 Brookskie Road Waterbury, CT 06708 (203) 769-160

FlowMaster v5.13 Page 1 of 1

• 1 or 1

AND PARTY.

AND PA

40 w 04 24 1W Pt 6 16457,10 G MH-42) H 229 606.64 E1605755-15 019960 reduced families 22711 54777
reduced families 2477
reduced families 2477
reduced families 2477
reduced families 2477
reduced families 24777
reduced families 24777 JAMES M. MONTGOMERY CONSULTING ENGINEERS, INC. 193 DORN ENGINEERS SOM C-10

D

## Penngrove Reach 14-15 Worksheet for Circular Channel

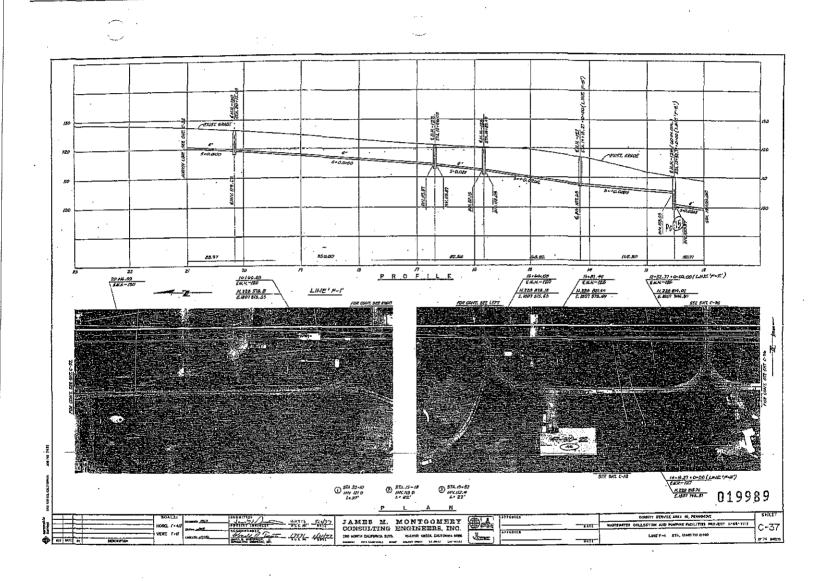
Project Description	
Project File	d:\haestad\fmw\project1.fm2
Worksheet	check
Flow Element	Circular Charanel
Method	Manning's Formula
Solve For	Discharge

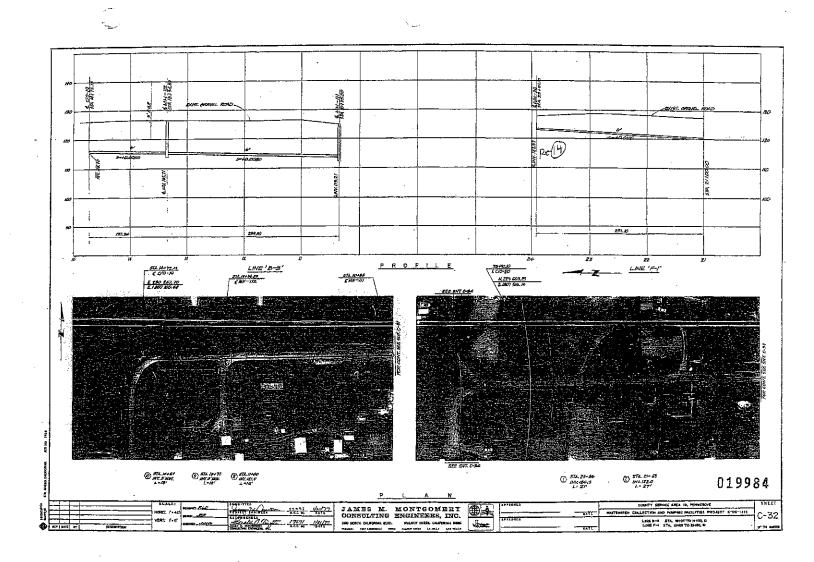
.----

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.010000 ft/ft	
Depth	0,50	ft
Diameter	6.00	in

Results	·	
Discharge	0,36	mgd
Flow Area	0.20	ff-
Wetted Perimeter	1.57	ft.
Top Width	0,00	ft
Crifical Depth	85,0	ft
Percent Full	100,00	
Critical Slope	0.011553 ft/ft	
Velocity	2.86	ftis
Velocity Head	0.13	ft
Specific Energy	FULL	R.
Froude Number	FULL	學情報不同的
Maximum Discharge	0.60	cfs
Full Flow Capacity	0.56	cts
Full Flow Slope	0,0100	00 ft/ft

01/04/02 04:12:09 PM





E Penngrove Reach 15-7 Worksheet for Circular Channel

Project Description	п
Project File	d:\haestad\mw\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Full Flow Capacity

input Data	
Marinings Coefficient	0.013
Channel Slope	0.010000 ft/ft
Diameter	8,00 ln

Results	· ·	
Depth	0.67	ft
Discharge	0,78	mgd
Flow Area	0,35	琵
Wotted Perimeter	2.09	ft:
Top Width	0.00	ft
Critical Depth	0.52	Ħ
Percent Full	100.00	
Critical Slope	0.010992 <del>fl/ft</del>	
Velocity	3.46	ft/s
Velocity Head	0.19	ft
Specific Energy	FULL	ft
Froude Number	FULL	
Maximum Discharge	1,30	cts
Full Flow Capacity	1.21	dis
Full Flow Slope	0,0100	ÔD ft/ft

01/04/02 04:16:03 PM Haasted Methods, Inc. 27 Brookside Road Waterbury, CT 05708 (203) 755-155

FlowMaster v6.13 Page 1 of 1

Page 7 OF 7

Company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the compan

# Penngrove Reach 7-6 Worksheet for Circular Channel

Project Description	•
Project File	d:heestad\tnw\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method · -	Manning's Formula
Solve For	Full Flow Capacity

Input Data		_
Mannings Coefficient	Q.D13	
Channel Slope	0.004000 ft/ft	
Diameter	8,00 in	

Dapth	0.67	ft
Discharge	0.49	mgd
Flow Area	0,35	ff ^z
Wetted Perimeter	2.09	ft
Top Width	0.00	ft
Critical Depth	0.41	ft
Percent Full	100,00	
Critical Slope	0.0080	27 ft/ft
Velocity	2.19	ft/s
Velocity Head	0.07	ft
Specific Energy	FULL.	ft
Froude Number	FULL	
Maximum Discharge	0.82	cfs
Full Flow Capacity	0,76	cis
Full Flow Slape	0,00400	00 ft/ft

04:22:11 PM

Haustad Methods, Inc. 27 Brookside Road Widerbury, CT 05708 (203) 755-158

FlowMaster v5.13 Page 1 of f Constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the constitution of the consti

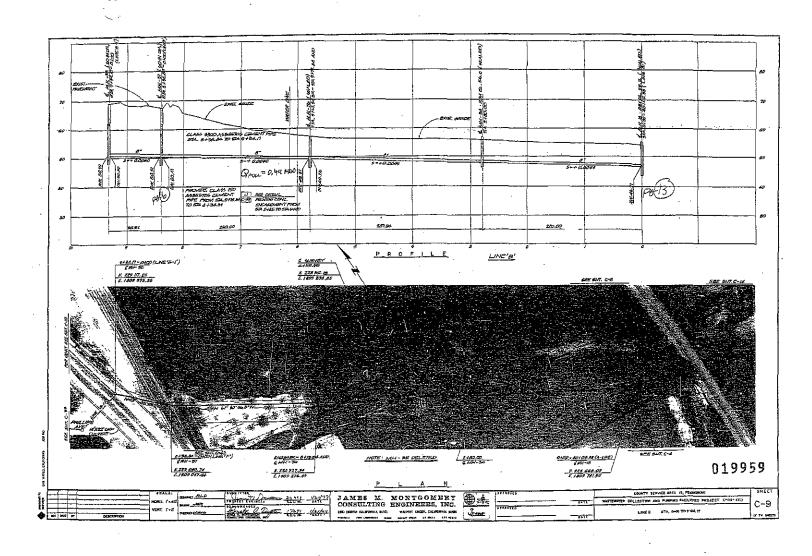
## Penngrove Reach 6-13 Worksheet for Circular Channel

Project Description		
Project File	d:\haestad\fm	www.isoject1.fm2
Worksheet	check	
Flow Element	Circular Chan	nel
Method	Manning's Fo	rmula
Solve For	Full Flow Cap	acity
Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.004000	ft/ft
Diameter	B.00	ìn
	-	
Results		
Depth .	0,67	ft.
Discharge	0.49	mgd
Flow Area	0,35	世
Wetted Permeter	2.09	π
Top Width	0.00	. ft
Critical Depth	0.41	Ħ
Percent Full	100.00	
Critical Slope	0,0080	27 ft/ft
Velocity	2.19	fb/s
Velocity Head	0,07	π
Specific Energy	FULL	Ħ
Froude Number	FULL	
Maximum Discharge	0.82	tfs
Full Flow Canacity	0.76	efe

01/04/02 04:21:26 PM

Hanstad Mothods, Inc. 37 Brookside Road Walestony, CT 05708 (203) 755-164

Page 1 of 1



N
Penngrove Reach 5-13
Worksheet for Circular Channel

Worksheet	check				
Flow Element	Circular Char	rone)			•
Method	Manning's Fo	amuta			
Solve For	Full Flow Cap	pacity			
		·	_		
Input Data					
Mannings Coefficient	0.014				
Channel Slope	0.006000	nt n			
Djameter	6,00	_tn			
Results Depth	0.50	π	<del></del>		
Depth	0.50	tî.	<del>_</del>		
Discharge	0.26	mgd	FOR ONE	DIMITOR	
Flow Area	0.20	TP.		<u>.</u> .	0.52.4
Wetted Perimeter	1.57	ft.	FOR 2 PIDE	Q =	ν.
Top Width	0,00	Ħ	,	TOTAL	
Critical Depth	0,32	ft			
Percent Full	100.00				
Critical Slope	0.010	653 ft/ft			
Velocity	2.06	ft/s			
Velocity Head	€,07	ft			
Specific Energy	FULL.	tt			

01/04/02 04:34:57 PM Flor

Haasted Melhode, Inc. 37 Brookeide Road Waterbury, CT 06708 (203) 755-186

Page 1 of 1

AND STATE OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE PARTY OF THE P

#### Penngrove Reach 13-9 Worksheet for Circular Channel

Project Description	
Project File	d:\haestad\fmw\projectf.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Full Flow Capacity

Input Data	<del></del>
Mannings Coefficient	0.013
Channel Slope	0,003000 ft/ft
Diameter	10.00 ln

Results		
Depth	0.B3	ft
Discharge	0,78	mgd
Flow Area	0.55	₩.
Wetted Perimeter	2.62	ft
Top Width	0,00	ft
Critical Depth	0.49	ft
Percent Full	100.00	
Critical Slope	0.0071	33 ft/ft
Velocity	2.20	ft/s
Velocity Head	80.0	ft
Specific Energy	FULL	ft
Froude Number	FULL	
Maximum Discharge	1.29	र्टाङ
Full Flow Capacity	1.20	cfs
Full Flow Slope	0.0030	DO 11/11

01/04/02 04:29:32 PM Haestad Melhods, Inc. 37 Brookelde Road Weterbury, CT 06708 (203) 755-156

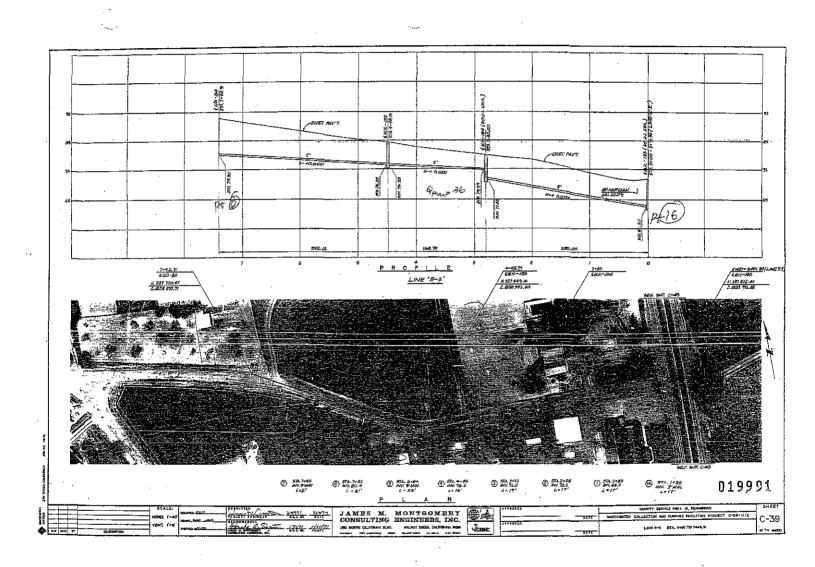
PlowMaster v6.13 Page 1 of 1 The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s

# Penngrove Reach 8-16 Worksheet for Circular Channel

Project Description	
Project File	d:\haestad\imw\project1.im2
Worksheet	check
Flow Element	Circular Channel
Method .	Manning's Formula
Solve For	Full Flow Capacity

0.013
0,010000 f/ft
5,00 in

Results		
Dapth	0,50	ft
Discharge	0.36	mgd
Flow Area	0.20	π²
Wetted Perimeter	1.57	ft
Top Width	0.00	ft
Critical Depth	0.38	· ft
Percent Full	100.00	
Critical Slope	0,0115	53 fl/ft
Velocity	2.86	ñi/s
Velocity Head	D.\$3	ft
Specific Energy	FULL	ft
Froude Number	FULL.	
Maximum Discharge	0,60	cle
Full Flow Capacity	0,56	cfs
Full Flow Slape	0.0100	00 fVft



#### G Penngrove Reach 16-9 Worksheet for Circular Channel

Project Description	
Project File	d:\haestad\fm\\project1.fm2
Worksheat	gheck .
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Full Flow Capacity

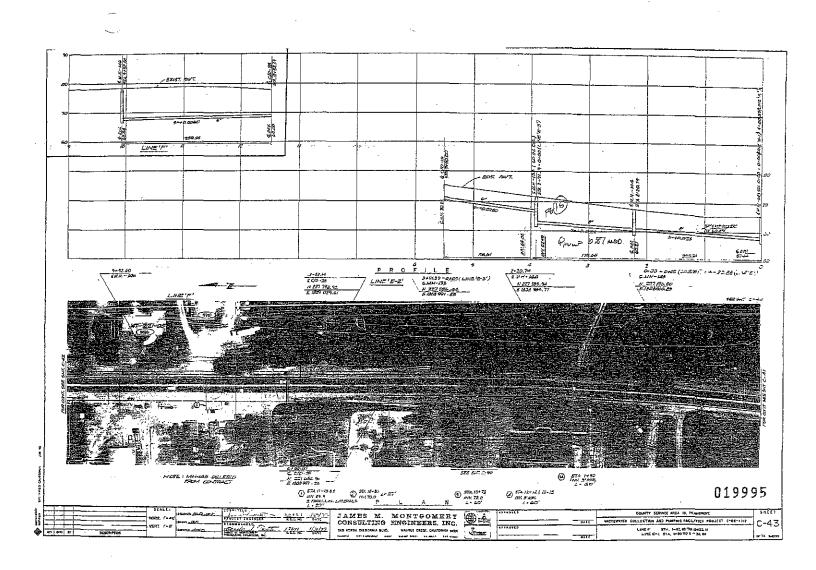
Input Data	
Mannings Coefficient	0,013
Channel Siope	D,012500 fl/ft 🗸
Diameter	8,00 in

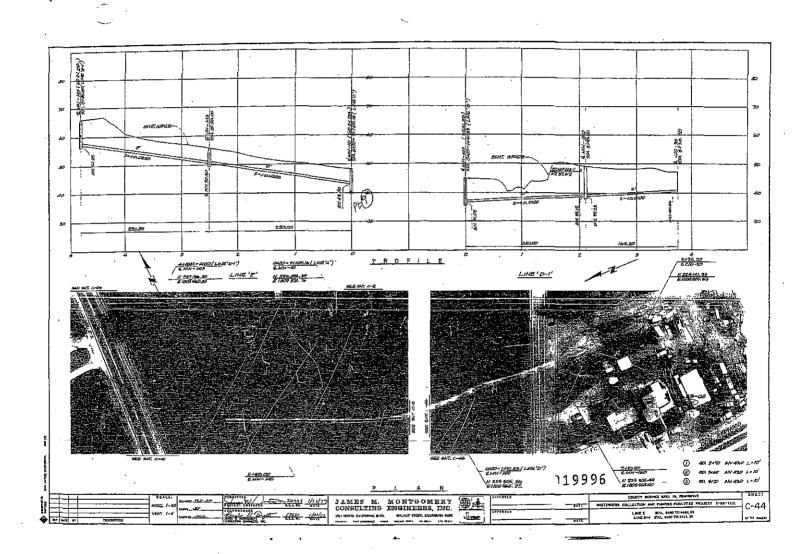
Results		·
Depth	0.67	ft
Discharge	0.87	mgd 1
Flow Area	0.35	₹ ^c
Wetted Parimeter	2.09	ħ
Top Width	0.00	ft
Orttical Depth	0.55	ft
Percent Full	100,00	
Critical Slope	0.0124	37 ft/ft
Velocity	3.87	ft/s
Velocity Head	0.23	ft
Specific Energy	FULL	ñ
Froude Number	FULL	
Maximum Discharge	1.45	<b>ង</b> ខែ
Full Flow Capacity	1,35	cís
Full Flow Slope	0.0125	ao <del>fi/fit</del>

043938 PM

Haestad Methods, Inc. 37 Brookside Road Vilaterbury, CT 05708 (203) 755-158

FlowMester v5,13 Page 1 of 1





#### Penngrove Reach 9-10 orksheet for Circular Channel

Project Description	
Project File	d:\hasstad\fmw\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Full Flow Capacity

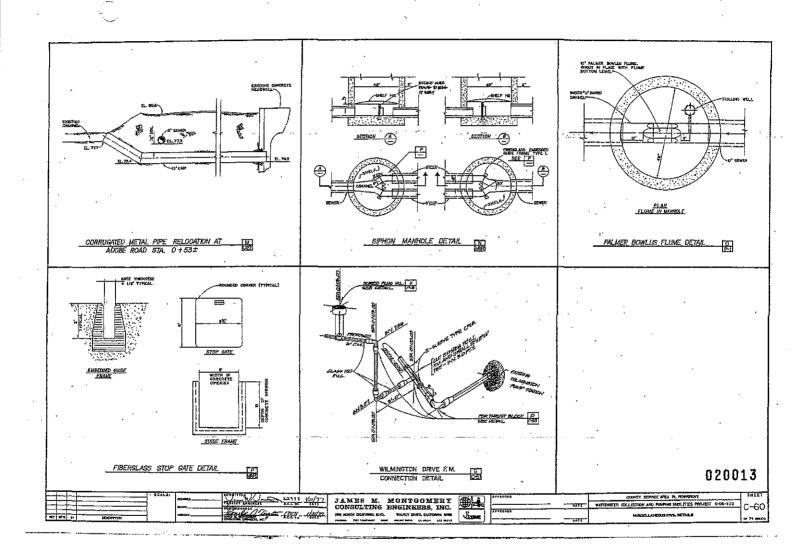
_	Input Data		
Ī	Mannings Coefficient	0,013	
	Channel Sispe	0.003000	ft/ft
•	Diameter	10.00	la

Results		
Depth	0,83	TR .
Discharge	0.78	ពេលដ
Flow Area	0.55	11 ²
Watted Perimeter	2.62	ft
Top Width	0.00	ft
Cettical Depth	0.49	tt.
Percent Full	100.00	
Critical Slope	0.00713	3.1Vft
Velocity	2.20	fi/s
Valocity Head	0.08	ft.
Specific Energy	FULL	ft .
Froude Number	FULL	
Maximum Discharge	1.29	cfs
Full Flow Capacity	1.20	cis
Full Flow Slope	0.00300	D filt

The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s

The second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second secon

Table 1 19952



			OVE ADV		bulldout		
\rea	Zoning	Area		No. of	Flow	Ultimate	Remarks
	Plan	Acres		Units		ADWF gpd	
ź	UR1	27.0		27	7009		
	UR2	21.4		42	10903		
	UR4	11.7		44	11422	j	
		60,1				29335	
3	UR1	42.8		42	10903		
	ŲK I	12.0		-74	10000	10903	
<del></del>		<del> </del>				10300	
	.154				4000		
0	UR1	5.2		5	1298		
	UR2	14.5		8	2077		
	Lim Ind	16.5			13200		
annex 92	UR1	4.6		5	1298		
		40,8				17873	
5	UR1	21.6	<del></del>	21	5452	<u> </u>	
	OKI				0402	5452	
		i				5452	
=	UR1	7.8		7	1817		
	UR2	4.7	i	8	2077		
		12.5				3894	
	I					1	
=	UR1	1.2		1	260		
	UR2	26.5		52	13499		
					11680	<del></del>	
	Gen, Comm	2.8			11080	05.100	
		30.5				25439	
				7		<u> </u>	
3	UR2	14.4		28	7269	<u> </u>	
	Lim Comm	8.5			5100	1	
		22.9				12369	
						,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	LUDA			n:	2077		
Н	UR1	8.4		8			
	UR6	13.2		78.	20249		
	UR2	4.3		8	2077	·	
	Quasi	7.3		6	1320		
	Gen. Comm	2.2			1320		
	Lim Comm	3.4			2040		
	Lant Contain	38.8				29082	
		- 50.0				20002	
					4070	<u> </u>	
·	UR1	18.2		18	4673		
	UR2	21.3		42	10903		
	Lim Comm	4,3			2580	1	
	Lim Ind	2.0			1600		
	Quasi	2.3	i	1	220	ļ ————————————————————————————————————	
		48.1				19976	
						100701	
		<u> </u>				ļ <del></del>	
١	RR2	4.8		2	519	<u> </u>	
						519	
K	RR2	1.5		1	260	<del>                                     </del>	
	Gen. Comm	0.9	<del></del>		540		
		2.4	<del></del>		540	800	
	ļ <u> </u>	<del> 2,4</del>					
	L	ļ				<b></b>	
L	UR2	6,5		12	3115		
	RR2	21.2		10	2596		
		27.7				5711	
M	UR4	11.4		44	11422		
	Lim Comm	1.6	<del></del>	77	960		
			<del></del>	——-			
	Quasi	6.5	<u> </u>	3	660		
	<u> </u>	18.5				13042	
		ļ				<u> </u>	
N		0.0	-			0	
		1		-			_
P	RR2	36.7	<del></del>	18	4673		
<del></del>	<del>                                     </del>		<del></del>			4673	
Total-	<del> </del>	400.0	<del> </del>	E 43	ļ		
Totals	<u> </u>	408.2	<u>-</u>	541	<b></b>	179068	
	<u></u>	<u> </u>				<u></u>	
Flov	y per ESD =	236	gpd/ESD per 19	92 read	ngs		
		24	Factor of eafety	- (1)	0.10		
		24	II actor of adjets	- (1)	10.10		
		260	total. Use this f	or all cale	culations	-	
		260	Factor of safety total. Use this f	or all cale	culations		

Area	Zoning	Area	OVE AD	No, of	Flow	Ultimate	dout + DHE Remarks
iiou	Plan	Acres		Units		ADWF gpd	- Normanie
<del></del>	UR1	27.0	<del></del>	27	7009	ADVVI gpu	
<u> </u>	UR2		·	42			
		21.4			10903		
	UR4	11.7		44	11422		
		60.1	add'i unite	26	6490	35825	ID#52
			<u> </u>				
3	UR1	42,8		42	10903		
	1		add'i units	0	0	10903	
			7				
3	UR1	5,2		5	1298		
<del>'</del> ——…							
	UR2	14.5		8	2077		
	Lim Ind	16.5			13200		
nnex 92	UR1	4.6		5	1298		
		40.8	add'i units	D	0	17873	
<u> </u>	UR1	21.6		24	5452		
ر	URT			21			
			add't units	0	0	5452	
=	UR1	7.8		7	1817		
	UR2	4.7		8	2077		<del></del>
	J114		A A A D C A S D C C C C C C C C C C C C C C C C C C			3894	<del> </del>
	ļ	12.0	add) urits		0	3094	
	ļ		L	,			<u> </u>
=	UR1	1.2		1	260		
	UR2	26,5		52	13499		
	Gen. Comm	2.8		· · · · · · · · · · · · · · · · · · ·	11680		· ·
	Jen John		addi units	O		05.420	<b> </b>
		30.5	auu rumits		0	25439	
3	UR2	14.4		28	7269		
	Lim Comm	8,5			5100		
	Carr Commi		add'i unite	O	2 (00	12369	
	<u> </u>	22,5	eusianie.			12008	ļ
	<u> </u>		<u> </u>	<u></u>		<del></del>	
-{	UR1	8.4		8	2077		ţ
	JUR6	13.2		78	20249.	i '	1
	UR2	4.3		В	2077		
				6			
	Quasi	7.3		0	1320		
	Gen. Comm	2.2			1320		
	Lim Comm	3.4			2040		
		38.8	addi units	9	2336	31419	ID#85
····		- 52,5	***************************************	0.000000000000000000000000000000000000			101111
ļ	) ID4	40.0		40	4070		
	UR1	18.2	<u> </u>	18	4673		ļ
	UR2	21.3		42	10903		·
	Lim Comm	4.3			2580		]
	Lim Ind	2.0			1600		
		2.3	<del></del>	1	220		
	Quasi	2.0					
		48.1	add! units	T)	0	19976	
							L
J .	RR2	4,8		2	519		
	+···-				0 0	519	<del> </del>
	<del>                                     </del>	-	add'i unite		U	0.19	<del> </del> -
	ļ						<b></b>
<	RR2	1.5		1	260		
	Gen, Comm	0.9			540		
	1	9 4	add/runits	Ō		008	1
	<del>                                     </del>	4.4				000	
	1.100						
L	UR2	6.5		12	3115		
	RR2	21.2		10	2596		
	1		add'i units	ŋ	0	5711	
	<del> </del>		 	)			<del> </del>
	1054		<b> </b>	<del>                                     </del>	44466		<del> </del>
М	UR4	11.4		44	11422		ļ
	Lim Comm	1,6		L	960	L	L
	Quasi	5.5		3	660		
	<del>                                     </del>		add! units	Ö		13042	
	ł	10.0		and the second	- 0	100-12	-
	<del> </del>			ļ	<del></del>		ļ
N		0.0	J	<u></u>	0		L
	1	l	add1 units	Ö	0	0	
	1	····				<del>-</del>	
Ρ	RR2	36.7	<del> </del>	10	4679	<del></del>	<del>                                     </del>
	INNZ			18	4673	<del></del>	<del> </del>
	1		atiru l'bbs	0		4673	<u> </u>
	1	408,2		575	i	183221	1
Totais	i	700,2					
Totals		400,2	1	1			-
	w per ESD =		and/ESD per	1992 resd	nns		
	w per ESD =	236	gpd/ESD per Factor of safe	1992 read	ings 0.10		

Area A	ADWF gpd	Cumulative ADWF gpd		Cumulative	Area	Peak I&I	Cumulative	Cumulative
A	gpd							
Α		, were gou	Factor	PWWF mgd	acres	gpd	1&i mgd	PWWF mg
	29335	29335	5.0	w/o I&I 0.147	60,10	48080	0.048	0.19
	20000	20000	0.0	0.147	00, 10	40000	0,040	0.13
В	10903	10903	5.0	0.055	42.80	34240	0.034	0,08
Н	29082	39986	5.0	0.200	38.80	31040	0.065	0.26
М	13042	53028	5.0	0.265	19	14800	0.080	0,34
ine.	10042	00028	5.0	0.200		14000	0.000	0,34
C .	17873	17873	5.0	0.089	40.76	32608	0,033	0.12
, I	19976	37849	5.0	0.189	48.10	38480	0.071	0,26
D	5452	5452	5.0	0.027	21.60	17280	0.017	0.04
	0402	0.402	<u> </u>	0,02.	2,1,00	17100	0.011	5.04
E	3894	9346	5.0	0.047	12.50	10000	0.027	0.07
K	800	10145	5.0	0.051	2.40	1920	0,029	0,08
J	519	48513	5.0	0,243	4.80	3840	0.104	0.34
	415	40010		5.2.10	-1,00	30 10	0.10-7	3.55
N	0	82363	5,0	0,412	0	0	0.128	0.54
P	4673	135549	4.8	0.651	36.70	29360	0.262	0.91
F	25439	25439	5.0	D.127	30,50	24400	0.024	0,15
	20,00	20403		B. , 27		24400	0.024	9, 10
G	12369	37808	5.0	0.189	22.90	18320	0.043	0.23
L	5711	179068	4.5	0.806	27.70	22160	0.327	1,13
· · · · · · · · · · · · · · · · · · ·	<del>                                     </del>			-				<del> </del>
				<del> </del>		-		
				ļ				
	<del>                                     </del>	J		<del>                                     </del>			<del></del>	<u> </u>
	<del> </del>			<del> </del>		-		<del></del>
	<u>.                                    </u>							
	<u> </u>			ļ. <u></u>				
	<b></b>							ļ
					· · · · · · · · · · · · · · · · · · ·			<del></del>
				<del> </del>				<del></del>
	-						: 	
	<b></b>							<del> </del>
	<del> </del>	ļ						
	<u> </u>							<u> </u>
<del></del>	<del> </del>	<b></b>	<b></b>	<del>  </del>				<del> </del>
		<del> </del>	<del></del>		i			<del> </del>
	<del> </del>							<del>                                     </del>
	<u> </u>					<u></u>		<u> </u>
	<u> </u>			<del> </del>			<del></del>	<del>                                     </del>
	<del> </del>	<u> </u>	-			<del></del>		<del> </del>
	<del> </del>		<del>                                     </del>					<del> </del>
	<b></b>	<u> </u>		ļ				ļ
	1	<del> </del>	<u> </u>	-		-		<u> </u>
	<del> </del>	<del></del>	<del></del>	<del> </del>		ļ		<del> </del>
	I	1						
	<del> </del>	<del></del>	<del></del>	<del> </del>		<del> </del>		<del> </del>

				ROVE P				dout + DHE
Area	ADWF	Cumulative	Peaking		Area	Peak I&I	Cumulative	
	gpd	ADWF gpd	Factor	PWWF mgd	acres	gpd	l&l mgd	PWWF mg
Α	35825	35825	5.0	0.179	60.10	48080	0.04B	0.22
В	10903	10903	5,0	0.065	42.80	34240	0.034	D,08
Н	31419	42322	5.0	0.212	38.80	31040	0.065	0,27
M	13042	55364	5,0	0.277	19	14800	0.080	0,36
С	17873	17873	5.0	0.089	40.76	32608	0,033	0,12
1	19976	37849	5,D	0.189	48, <b>1</b> 0	38480	0.071	0.26
ם	5452	5452	5.0	0,027	21,60	17280	0,017	0.04
Ē	3894	9346	5.0	0.047	12.50	10000	0.027	0.07
ĸ	800	10145	5.0	0.051	2.40	1920	0.029	0,08
J	519	48513	5.0	0.243	4.80	3840	0,104	
N	0	91189	5.0	0,456	0	0	0,128	0,58
p	4673	144375	4.8	0.693	0.00	0	0,232	0.92
F	25439	25439	5,0	0.127	30,50	24400	0.024	0,15
G	12369	37808	5.0	0.189	22.90	18320	0,043	0,23
L	5711	187894	4.5	0.846	27,70	22160	0,297	1.14
			•					
				-				ļ
					-		· · · · · · · · · · · · · · · · · · ·	<u> </u>
			~			<del>~ .</del>		
					-			
			***************************************					<del> </del>
	- <del></del>					<u></u>		
						<u> </u>		<u></u>
			<u> </u>					<del> </del>
	·							<u> </u>
			i					

	L CIVI	<b>NGROV</b>	EIRU	IAV OF			HEO		bul	
teach	Tributary	Line Size	Slope	Capacity	PWWF	Available	Canacity	Remarks		
33.37	агеа			mgd (1)	mgd	mgd (2)	ESD			
14 5			0.0040							
t1-5	<u> </u>	8	0.0040	0,490	0.195	0.295	227			
t 2 - 4	В	8	0.0040	0.490	0.089	0.401	309			
t 4 - 12	Н	8	0.0040	0.490	0.265	0.225	173			
t 12 - 5	М	- 6	0.0040	0,490	0.345	0.145	112			
t 3 - 11	C	8	0.0040	0.490	0.122	0,368	284			
t 11 - 6	<u>_</u>	8	0.0040	0.490	0.260	0.230	177			
	<del></del>									
nt 14 - 15		6	0.0100	0,360	0.045	0.315	243			
rt 15 - 7	Ē	8	0.0100	0.670	0.074	0.596	459			
t7-6	K	8	0.0040	0.490	0.080	0.410	316			
t 6 - 13	J	8	0.0040	0.490	0.347	0.143	110			
t 5 - 13	N	2x6	0.0060	0.520	0.540	-0,020	-15	sewer upg	ade indicat	ed
t 13 - 9	. P	12	0.0030	0,780	0,912	-0.132			ade Indicat	
t 8 - 16			0.0100	0.360	0,152	0.208	161	aewer upgi	ade manac	
	F	6								
t 16 - 9	G	8	0.0125	0.870	0.232	0,638	492		لسيب	
t 9 - 10	L	12	0.0030	0.780	1.132	-0,352	-302	sewer upg	rade indicat	ed
-								<del></del>		
3-m-c21-	hanad		10 min -					ļ		
		n=0.013 for <i>i</i>		<u> </u>				ļ.,		
A negativ	e capacity i	ndicate a ne	ed for a set	wer upgrade	3					
	·····	<b></b>		ļ						
									ļ <u>.</u>	
		<u> </u>		<u> </u>						
i										
		<del></del>								
						<u> </u>				
						-				
				ļ						
								<del></del>		
				}				l		
		1								
		·							<del></del>	
		ļ								
		ļ						<u> </u>		
		ľ								
									T	
		<del> </del>		<del>                                     </del>					<del></del>	
		<del> </del>		<del>                                     </del>		<del> </del>	<del></del>	<del> </del>	<del>                                     </del>	<del> </del>
		Į		<del></del>	· ·	<del></del>	<del></del>	<del> </del>		ļ
		ļ	<u> </u>	ļ	<u></u>	ļ		ļ	<b></b>	<u> </u>
		<u> </u>								
		1			l		l		L	L
		T		T						
				1		<del> </del>			I	
		<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	-	<del> </del>	<del>                                     </del>	<del> </del>
		<del> </del>	<u> </u>	<del> </del>	<del> </del>	<del> </del>			<del> </del>	<b> </b>
		<b>}</b>			ļ				<del> </del> -	<del> </del> -
		1				<u> </u>		L	ļ <u>.</u>	
						L		<u></u>	L	
		1				[		[		
		<del> </del>		<del>                                     </del>	-			<del></del>	<del></del>	
		<del> </del>	<del></del>	<del> </del>		<del>                                     </del>		<del> </del>	<del></del>	
		<del> </del>	<u> </u>		<u> </u>	<u> </u>		<del> </del>	<del> </del>	
	.,		ļ	<u> </u>	L	<u> </u>				
			L · ~		L		1	L	L	
		1	1	Γ"			T		1	
		·   · · · · · · · · · · · · · · · · · ·		<del>                                     </del>	t	<u> </u>	1			<del> </del>
		+	<del></del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del>                                     </del>
		<del> </del>		ļ	ļ	<b></b>	<del></del>	<del></del>	<del></del>	
		<u> </u>		ļ						
					1	l				
		T		I						
		1		<del></del>	t — —			_		
ı			ļ	·	<del></del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	
		4								
		ļ	<u> </u>	<u> </u>		ļ			<del> </del>	
			<u> </u>							

ut + DH	DUIIDO	D		APACI						D
		Remarks	Capacity			Capacity	Slope	Line Size		Reach
			ESD	mgd	mgd	mgd	0.0040			halmad E
			202	0.263	0.227	0.490	0.0040	8	B	oint 1 - 5
			309	0,401 0,213	0.089	0.490 0.490	0,0040	8	<u>₩</u> _	Point 2 - 4 Point 4 - 12
			164			0.490		8		
			103	0,133	0,357		0.0040	8	M	Point 12 - 5
			284	0.368	0.122	0.490	0,0040	8	0	Paint 3 - 11
	ļ		177	0.230	0.260	0.490	0.0040	8		oint 11 - 6
			243	0.315	0,045	0.360	0.0100	6	ם	Point 14 - 15
			459	0.596	0.074	0.670	0,0100	8	E	Point 15 - 7
			316	0.410	0,080	0.490	0.0040	8	K	oint 7 - 6
	li		110	0.143	0.347	0.490	0.0040	8		oint 6 - 13
	rade indicat			-0.064	0,584	0.520	0.0060	2x6	N	Point 5 - 13
∌d	rade indicat	sewer upgr		-0.145	0.925	0.780	0.0030	12	P	Point 13 - 9
			161	0.208	0.152	0.360	0,0100	6	F	Point 8 - 16
	l		492	0,638	0.232	0.870	0.0125	8	G	Point 16 - 9
эd	ade indicat	sewer upgr	-310	-0,363	1,143	0.780	0.0030	12	L	Point 9 - 10
			_							
	<u> </u>		-							
							C-pips	n=0,013 for /	based upon	i) Capacity Is
						ver upgrade	ed for a sev	ndicate a ne	ve capacity i	2) A negativ
									<u> </u>	
	<del> </del>									+
<del></del>							L	<del> </del>	······	
									<del></del> -	
						<del></del>		<del>                                     </del>		<del></del>
	<del>-</del>									
									1	
								1 1		
					-		-		-	
				· -					·	
			-					<del> </del>		
			<del></del>							
	<del> </del> -									
								ļ		
							~-			
			•	··				<del> </del>		
			-					<del> </del>		
			<del></del>					<del> </del>		
<del></del>	<del></del>							ļ		
								ļ		
	<u></u>								L	
	!									
			<u> </u>				<u> </u>	1		
			<del></del>				· · · · · · · · · · · · · · · · · · ·	l .	<b></b>	
			<del> </del>			<del></del>	<del> </del>	·	<del></del>	
							<u> </u>	<del> </del>		
							ļ	· · · · · ·		
	:									
								<u></u>		

anne	Reach		OVE A	Flows	PWWF			Estimated			for 2001 Capacity
oint 1 - 5       A       8       0.490         oint 2 - 4       B       8       0.490         oint 4 - 12       H       8       0.490         oint 12 - 5       M       8       0.490         oint 3 - 11       C       8       0.490         oint 11 - 6       I       8       0.490         oint 14 - 15       D       6       0.360         oint 5 - 7       E       B       0.670         oint 6 - 13       J       8       0.490         oint 6 - 13       J       8       0.490         oint 6 - 13       N       2X6       0.520         oint 13 - 9       P       10       0.780         oint 8 - 16       F       6       0.360         oint 16 - 9       G       8       0.870         oint 9 - 10       L       10       0.123       4.500       0.554       0.022       0.576       0.780       D.204       1	1102011								mad (1)	mad (2)	
oint 2 - 4         B         8         0.490           oint 4 - 12         H         8         0.490           oint 12 - 5         M         8         0.490           oint 3 - 11         C         8         0.490           oint 11 - 6         I         8         0.490           oint 14 - 15         D         6         0.360           oint 5 - 7         E         B         0.670           oint 6 - 8         N         0.490           oint 6 - 13         J         B         0.490           oint 6 - 13         J         B         0.520           oint 13 - 9         P         10         0.780           oint 8 - 16         F         6         0.360           oint 16 - 9         G         8         0.870           oint 9 - 10         L         10         0.123         4.500         0.554         0.022         0.576         0.780         D.204         1	Point 1 - 5		8				Ø:- ₹-7				
oint 4 - 12         H         8         0.490           oint 12 - 5         M         8         0.490           oint 3 - 11         C         8         0.490           oint 31 - 6         I         8         0.490           oint 14 - 15         D         6         0.360           oint 15 - 7         E         B         0.670           oint 7 - 6         K         8         0.490           oint 6 - 13         J         8         0.490           oint 5 - 13         N         2X6         0.520           oint 13 - 9         P         10         0.780           oint 8 - 16         F         6         0.360           oint 16 - 9         G         8         0.870           oint 9 - 10         L         10         0.123         4.500         0.554         0.022         0.576         0.780         0.204         1								-			
oint 12 - 5         M         8         0.490           oint 3 - 11         C         8         0.490           oint 11 - 6         I         8         0.490           oint 15 - 7         E         B         0.670           oint 7 - 6         K         8         0.490           oint 6 - 13         J         8         0.490           oint 5 - 13         N         2X6         0.520           oint 13 - 9         P         10         0.780           oint 8 - 16         F         6         0.360           oint 16 - 9         G         8         0.870           oint 9 - 10         L         10         0.123         4.500         0.654         0.022         0.676         0.780         D.204         1										1	
oint 3 - 11     C     8       oint 11 - 6     I     8       oint 14 - 15     D     6       oint 14 - 15     D     6       oint 15 - 7     E     B       oint 7 - 6     K     8       oint 6 - 13     J     8       oint 5 - 13     N     2X6       oint 13 - 9     P     10       oint 8 - 16     F     6       oint 16 - 9     G     8       oint 9 - 10     L     10       0.123     4.500     0.554     0.022     0.576     0.780     D.204     1											
oint 11 - 6         I         8         0.490           oint 14 - 15         D         6         0.360           oint 15 - 7         E         B         0.670           oint 7 - 6         K         8         0.490           oint 6 - 13         J         B         0.490           oint 5 - 13         N         2X6         0.520           oint 13 - 9         P         10         0.780           oint 8 - 16         F         6         0.360           oint 16 - 9         G         8         0.870           oint 9 - 10         L         10         0.123         4.500         0.554         0.022         0.576         0.780         D.204         1											
oint 14 - 15         D         6         0.360           oint 15 - 7         E         8         0.670           oint 7 - 6         K         8         0.490           oint 6 - 13         J         8         0.490           oint 5 - 13         N         2X6         0.520           oint 13 - 9         P         10         0.780           oint 8 - 16         F         6         0.360           oint 16 - 9         G         8         0.870           oint 9 - 10         L         10         0.123         4.500         0.554         0.022         0.576         0.780         D.204         1		C_	8		j					l	
oint 14 - 15         D         6         0.360           oint 15 - 7         E         B         0.670           oint 7 - 6         K         B         0.490           oint 6 - 13         J         B         0.490           oint 5 - 13         N         2X6         0.520           oint 13 - 9         P         10         0.780           oint 8 - 16         F         6         0.360           oint 16 - 9         G         B         0.870           oint 9 - 10         L         10         0.123         4.500         0.554         0.022         0.576         0.780         D.204         1	Point 11 - 6	Ì	8						0,490		
oint 15 - 7         E         8         0.670           oint 7 - 6         K         8         0.490           oint 6 - 13         J         8         0.490           oint 5 - 13         N         2X6         0.520           oint 13 - 9         P         10         0.780           oint 8 - 16         F         6         0.360           oint 16 - 9         G         8         0.870           oint 9 - 10         L         10         0.123         4.500         0.554         0.022         0.576         0.780         0.204         1						_					
oInt 7 - 6     K     8       oint 6 - 13     J     8       oint 5 - 13     N     2X6       oint 13 - 9     P     10       oint 8 - 16     F     6       oint 16 - 9     G     8       oint 9 - 10     L     10       0.123     4.500     0.554     0.022     0.576     0.780     0.204     1							<del></del>	<del> </del>			ļ .
oint 6 - 13     J     8     0.490       oint 5 - 13     N     2X6     0.520       oint 13 - 9     P     10     0.780       oint 8 - 16     F     6     0.360       oint 16 - 9     G     8     0.670       oint 9 - 10     L     10     0.123     4.500     0.554     0.022     0.576     0.780     0.204     1							ļ				
oint 5 - 13     N     2X6     0.520       oint 13 - 9     P     10     0.780       oint 8 - 16     F     6     0.360       oint 16 - 9     G     8     0.870       oint 9 - 10     L     10     0.123     4.500     0.554     0.022     0.576     0.780     0.204     1								ļ			
oint 13 - 9     P     10     0.780       oint 8 - 16     F     6     0.360       oint 16 - 9     G     8     0.870       oint 9 - 10     L     10     0.123     4.500     0.554     0.022     0.576     0.780     0.204     1								1		<u></u>	
oint 13 - 9     P     10     0.780       oint 8 - 16     F     6     0.360       oint 16 - 9     G     8     0.870       oint 9 - 10     L     10     0.123     4.500     0.554     0.022     0.576     0.780     0.204     1	oint 5 - 13	N	2X6						0.520		
oint 8 - 16     F     6     0.380       oint 16 - 9     G     8     0.870       oint 9 - 10     L     10     0.123     4.500     0.554     0.022     0.576     0.780     0.204     1		P	10						0.780		
oint 16 - 9         G         8         0.870           oint 9 - 10         L         10         0.123         4.500         0.554         0.022         0.576         0.780         0.204         1											
oint 9 - 10 L 10 0.123 4.500 0.554 0.022 0.576 0.780 0.204 1											
											ļ
ADWF: see calculation on Exhibit C	oint 9 - 10	L	10	0.123	4.500	0.554	0.022	0.576	0.780	D,204	1
ADWF: see calculation on Exhibit C				ļ						ļ	
	AFNA/F co	e caloulatio	on on Evhib	it C						<del></del> -	<del> </del>
	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	- walaniciti	OII LAM							<u> </u>	<del></del>
											ļ
					<del></del>			<u> </u>		-	<u> </u>
							<u> </u>				1
	-									<u>                                     </u>	<u>                                     </u>
								<u></u>			
							<del>                                     </del>	-			<del> </del>
										ļ <del></del> _	
			-		<del></del>		<del> </del>	<del> </del>		<del> </del>	<del> </del> -
									-		
							<del> </del>			<u> </u>	<del> </del>
										-	<del>                                     </del>
											L
		ļ						ļ.——		-	<del> </del>
			<del> </del>		···		<del>                                     </del>	<del> </del>		<del> </del>	<del> </del>
										ļ	
										<del> </del> -	<del> </del>
				-		<del>                                     </del>	<del>                                     </del>	<del> </del>			<del>                                     </del>
										ļ	
			<del> </del>				<u> </u>	<del> </del>		<del> </del>	-
		ļ	<del> </del>	<del> </del>			-	-		<del>                                     </del>	<del> </del>
							L				<u> </u>
											L
			1	<del> </del>		<del> </del>		<del> </del>	ļ		<del> </del>
		<del></del>	<del> </del>	<del> </del>		<del> </del>		1	<del></del>		
								L			
						-					
		ļ		-		<del> </del>		<del> </del>	<del> </del>		<del> </del>
				<u> </u>		<del> </del>			<u> </u>		
			<u> </u>			<u> </u>		ļ	-	<del> </del>	<del>  -</del>
			<del> </del>	<del> </del>	<u> </u>	-		<del> </del>		<del>                                     </del>	1
				ļ							<u> </u>
			+			-	-	-			<del> </del> -
		<del> </del>	+		ļ	ļ	<del> </del>	<del> </del>	<del></del>		<del> </del>

Reach	THUMBUY	Line Size	Flows	PWWF	PWWF	Leak los	Estimated	Capacity	Available	Capacity
	агеа	,5 0,20	ADWF	factor	, , , , , , ,	gpd (6)	PWWF (8)	mod (1)	mgd (2)	ESD
Point 1 - 5	A	8	. 1122 1 71	, actor	-	SF- (5)		0.490	8-7-1	(10,0
oint 2 - 4	В	8						0.490		
oint 4 - 12	H	8						0.490		<del></del>
OIN 4 - 12						·				<b></b>
oint 12 - 5	M	В						0,490		
olnt 3 - 11	С	. 8						0.490		
oint 11 - 6	1	- 8						D.490		
oint 14 - 15	0	6						0,360		
oint 15 - 7	E	8						0.670		
oint 7 - 6	K	8						0.490		
oint 6 - 13		8						0.490		
	J									
oint 5 - 13	N	2X6						0,520		
oint 13 - 9	P	10						0.780		
oint 8 - 16	F	6						0,360		l
oint 16 - 9	G	- 8						0.870		
oint 9 - 10	L	10	0,131	4.500	0.590	0.022	0.612	0,780	0.168	14
JIIK 8 - 10		10 1	0,101	4,000	0.080	0.022	0.012	0,1.00	0.300	<u> "</u>
		LI							<u> </u>	
		( I						_		ı
additional	ERDs por l	DIJE: 04 EE	De v 260 a	nd/EeD = 6	30.40 and		-			
ADVACE	EGDS per i	DRE. 34 E3	D8 X 200 g	hrican - c	9940 Hhn					
ADWF = 8	564U + 122	,035 = 131,	3/0 = 0.13	ţ						
									,	
								<del></del>	<del></del>	
		<del>                                     </del>							<del>                                     </del>	_
				·		<i>-</i>			ļ	<u> </u>
									J. J	
		<del></del>		~						
										<del></del>
									'	1
					i i				_	
-									<b>-</b>	
		<del>  </del>			-		<b></b>		-	
									<del></del>	
			_						7	
		<del> </del>								$\overline{}$
						<del></del>				<del></del>
· ·										
							ļ		<u> </u>	
		1							1	
	<del></del>	<del></del>	_	_			<del></del>		<del>                                     </del>	<del></del>
				ļ			l — — .		<del></del>	<del> </del>
									·	
		L							ļ	
_			_				[i			
		<del>                                     </del>							<del>                                     </del>	<del>                                     </del>
		<b> </b>							<b></b>	<del></del>
										<b></b>
		1								
									1	
									<del>                                     </del>	
_		1		<del></del>			<del> </del>		<del> </del>	<del>                                     </del>
	ļ					L	<b> </b>		<del> </del>	
		<u> </u>		<u> </u>			L		1	
		r							T	
		<del>                                     </del>		·					<del>                                     </del>	
							ļ			
							L		ļ	
									1	1
									I	
	<u> </u>	<del>                                     </del>		<del></del>					<del>                                     </del>	<del> </del>
	<del></del>	<del></del>		<del> </del>	<b></b>	ļ	<b></b>	<u> </u>	<del> </del>	
		ļ	L				L		<u> </u>	
			-						1	I .
		j .				1	T			
	<del> </del>	<del> </del>	<del> </del>	<del>                                     </del>	-	<del>                                     </del>	<b>-</b>		<del> </del>	<del>                                     </del>
		<del>[                                    </del>	<u> </u>	<del> </del> -		<b></b>	<del> </del>		<del> </del>	<del></del>
							Į		<del> </del> _	
					· · · · · · · · · · · · · · · · · · ·				_	
		,		I	L	L	L.		1	· .
		1				i i				
_									<u> </u>	

	Pennai	ove -	Additio	mai Ho	usina i	oer Draft	Housir	ig Plan	2001	
I.D.#	J APN	Tributary	LU	Lot size	Units per	* Units per	difference	Remark	(S	_
		area		Acres	zoning	housing plan		as of 12-1		
5	047-166-011		UR2					deleted		
38	047-191-003		UR1					deteted		
39	047-082-008		UR2					deleted		
40	047-153-004		UR2					deleted		
41	047-153-006		UR2					deleted		-
52	047-164-006	Α	UR4	3.41	13.00	38.00	25,00			
53	047-166-017		UR4					deleted		
85	047-173-016	Н	UR6	1.36	8,00	17.00	9,00			
	12.11.11.2.2.2			1.00						
	-				totals	55,00	34.00			
	<del> </del>		<del></del>		- totali	00.00	0.00	<del></del>		
			<del></del>							
	<del> </del>						<del> </del>		<b></b>	
	<del> </del>		<del></del>		ļ		<del> </del>	<del>}</del>		<u> </u>
Dead les	Devett.		A == 1/00 f	45 - P	M. I. I. a.	Diee	ļ		<del></del>	
Used (2)	rger of Density	bonus, HO	A, OF HOUT	rom the Dra	ant Housing	Pian	ļ		ļ	
							<u> </u>	ļ.—— <u> </u>	<b></b> _	
	<u> </u>		<u> </u>				<u> </u>	<u> </u>		
	ļ						ļ	ļ		
					<u> </u>					
							L			
	1				· · · · · ·				Γ	
	<del> </del>			<u> </u>	l		ī			_
	<del> </del>				l	<u> </u>			T	
-1	-		<del> </del>							
	†·		$\overline{}$						<del>                                     </del>	
					<del> </del>		<u> </u>		<del></del>	
	·		<del> </del>	ļ	<del> </del>		ļ		<del>                                     </del>	
	<del> </del>		<del></del>					<del> </del>	<del> </del>	<del>                                     </del>
	<del> </del>	1	<del> </del>		<u> </u>		<del> </del>	-	<del> </del>	ļ
			<del> </del>		<u> </u>		ļ			
	ļ		<del> </del>		<u> </u>		<b></b>			
			<u> </u>		l		<u> </u>			
	<b></b>		<u> </u>						<u> </u>	ļ
					<u> </u>		<u> </u>			
	1				j			<u> </u>	1.	
					1		·		l	
		i		1		ĺ		[	1	
						1	1			
									1	
			1						<del> </del>	
	<del>                                     </del>		<del>                                     </del>		1		1	1		
			<del> </del>		<del>                                     </del>		†		<del>                                     </del>	
	<del></del>			<del> </del>	<del> </del>		†	<del></del>	<del> </del>	
			<del></del>		-		<u> </u>		<del> </del>	
	<del> </del>		<del> </del>		<del> </del>	-	<del>                                     </del>	·	<del>                                     </del>	-
	<del></del>		<del> </del>	<del> </del>	-		<del></del>	<del> </del>	<del> </del>	
	<del></del>	ļ	<del>[.</del>	<del> </del>	<del> </del>	ļ <u> </u>	<del> </del>	<del> </del>		<del></del>
	+			ļ	<u> </u>		<del> </del>	<del> </del>	<del> </del>	<del> </del>
	<del> </del>		ļ	<del> </del>	<u> </u>	ļ <del></del>	-	<b></b>	<del></del>	<b>—</b>
	4		<u> </u>	<u> </u>	ļ		<b> </b>	<del> </del>	ļ	
			ļ	1		<u> </u>	ļ	<del></del> _		<u> </u>
	<u> </u>									
					1					
		Ι		1				1		
				T	T		1		T	
• • • • • • • • • • • • • • • • • • • •	1		<del>                                     </del>						<del> </del>	1
	1	<del>                                     </del>	<del>                                     </del>	t		<del> </del>	<del> </del>	<del>                                     </del>	†	<del>                                     </del>
	<del> </del>	<del> </del>	<del> </del>	1	<del> </del>	<del> </del>	<u> </u>	1		1
	<del> </del>	<del> </del> -	<del> </del>	<del>                                     </del>	<del>                                     </del>	<del> </del>	<del> </del>		1	<del>                                     </del>
	<del> </del>	<del> </del>		<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>	-
	+		<del></del>	<u> </u>	·		<del></del>	<del> </del>	ļ	
		<u> </u>	ļ	ļ	<del> </del>	<del></del>	<del> </del>		<b></b>	
		ļ	<del> </del>		ļ <u>-</u>		ļ	ļ <u> </u>		<u> </u>
			ļ	ļ	<u> </u>		<u> </u>		<u> </u>	ļ
		<u> </u>				L	<u> </u>			
						<u> </u>			L	
	1	1	1	1	[	T			T	
	1		1			<del> </del>	<u> </u>	T	T	
	<del> </del>	<del> </del>	1	<del>                                     </del>	<del> </del>		<u> </u>	<del> </del>	<b>†</b>	1
·	1	<del> </del>	-	<del> </del>	<del> </del>		<del> </del>	<del></del>	<del>                                     </del>	1
	1	1	,		1		1			1
			-						1	<del>                                     </del>

# Penngrove Reach 5-13 two 6-inch Worksheet for Circular Channel

•	Project Description	
	Project File	d:\haestad\fmw\project1.fm2
	Worksheet	check
	Flow Element	Circular Channel
	Method	Manning's Formula
	Solve For	Discharge

Input Data		
Mannings Coefficient	0.014	
Channel Slope	0.00600	0 ft/ft
Depth	0.50	ft .
Diameter	6.00	in

Results	<del></del>	<del></del>	<del>-</del>					
Discharge	0.26	mgd	- ~	7	PIPES	=	0.52	MES
Flow Area	0.20	ft²			<i>, , , -</i>		ν.	
Wetted Perimeter	1.57	ft						
Top Width	0.15e-7	ft · · · .				'		4
Critical Depth	0.32	ft						
Percent Full	100.00							
Critical Slope	0.01065	3 ft/ft						
Velocity	2.06	ft/s			•			
Velocity Head	0.07	ft .						
Specific Energy	0.57	ft	•					
Froude Number	1.0e-4					•		
Maximum Discharge	0.43	cfs						
Full Flow Capacity	0.40	cfs				•		
Full Flow Slope	0.006000	o ft/ft	. '				,	
Flow is subcritical.					`			

# Penngrove Reach 5-13 two 6-inch Worksheet for Circular Channel

Project Description	
Project File	d:\haestad\fmw\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data				_		-
Mannings Coefficient	0.013	<del></del> >	WRONG			
Channel Slope	0.010000 ft/ft	·	DOGS	NOT	MATCH	PLANS
Depth ·	0.50 ft					•
Diameter	6.00 in					

Results	•					<u> </u>	 0	72	NOD
Discharge	0.36	mgd	X	2	PIDE	3 -	0,	_	,,,
Flow Area	0.20	ft²	• •						
Wetted Perimeter	1.57	ft					•		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Top Width	0.15e-7	ft							
Critical Depth	0.38	ft							
Percent Full	100.00					•			
Critical Slope	0.01155	3 ft/ft							
Velocity	2.86	ft/s							
Velocity Head	0.13	ft				•		•	
Specific Energy	0.63	ft .							
Froude Number	0.14e-3								
Maximum Discharge	0.60	cfs							
Full Flow Capacity	0.56	cfs							
Full Flow Slope	0.01000	0 ft/ft							
Flow is subcritical.									

From: soapcauldron@sonic.net
To: PermitSonoma-Housing

**Subject:** Notice of Public Hearing Written Comments/Questions

**Date:** Tuesday, July 11, 2023 8:22:17 PM

Attachments: <u>image001.png</u>

### EXTERNAL

To Whom it May Concern,

The Penngrove Merchants Group met today to review the letters sent by your Planning Commission as it impacts the Penngrove area. We are an informal group of businesses in the Penngrove Area. I have been asked as a group representative to submit the following questions:

- Is this initiative a complete rezoning or an overlay on existing zoning?
- Can one of the 55 sites be removed rezoning efforts?
- Please expand on the zoning change from GC (C3) to GC(C2) as proposed on parcel at 11790 Main Street (APN: 047-166-023). The county zoning designations does not show a GC(C2) listing.
- If an occupant of an affected GC (C2) parcel is a renter with an existing lease, how does the rezoning to LC (C2) affect future operations if during the term of their lease they wish to continue operations as a GC (C2)
- What is the estimated timeframe for the re-zoning of these parcels to take effect? Is this a 12 month window/ 24 or 36 before zoning is approved?

As a final comment I would like to say that the short time frame from receipt of this letter to the schedule hearing and written comment window has been extremely short. As a business owner it is a challenge to change my schedule to attend this meeting which I feel as the owner of one of the affected parcels to be important to attend.

Fmma Mann

Owner & Soap Artisan

Soap Cauldron

www.soapcauldron.com

707-888-5659

11830 Main Street

Penngrove, CA 94954



THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>Suzi Molofsky</u>

To: <u>PermitSonoma-Housing</u>

Cc: Mark Molofsky

 Subject:
 Sonoma File No. PLP20-0018

 Date:
 Tuesday, July 11, 2023 5:09:36 PM

### **EXTERNAL**

Dear Planning Commission,

My husband and I are forty plus year residents of Glen Ellen and own the commercial property at 969 Carquinez Ave., Glen Ellen.

We strongly take issue with the certification of the Final EIR and Housing Element Update for the property on Arnold Dr. and Carquinez Ave. in Glen Ellen. The proposed density of the housing is:

- 1) Not in character with the village style of Glen Ellen.
- 2) Would create serious traffic issues given the road infatructure and the need for most residents to work outside the community.

Congestion at the corner of Warm Springs Road/Arnold Drive and Carquinez Ave. is already evident. What is needed is more commercial locations to service the large area of Glen Ellen.

Please reconsider your approval - these changes will have long term ramifications.

Sincerely,

Mark and Suzi Molofsky 12300 Manzanita Lane, Glen Ellen

### THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: The Lochners

To: PermitSonoma-Housing
Subject: 3280 Hicks Rd.

**Date:** Tuesday, July 11, 2023 9:23:54 PM

#### **EXTERNAL**

I am writing is astonishment that you are considering allowing 20 houses per acre on this 2 acre site. Do you realize that that is double the amount of units on the whole 1 mile street packed into 2 acres? (urban density in a rural residential area)

Have you considered, assuming 2 cars per unit, 3 times the current traffic at the dangerous intersection on Graton and Hicks Rd. with Mueller coming in at an angle? (traffic at nearby intersections)

Have you considered what that might mean to Oak Grove School District? (school district enrollment)

Is the bottom going to be a parking garage? (parking)

How tall will the bulldings be? Most houses are 1 level only. (vertical height)

And will 20 wells fit on the property with everything else? And what will that do to the local water table? (water tables concerns)

Then there is the sewage. (Sewer issues)

And the noise. (noise pollution)

Do you know the number of people that walk this road daily? From the mobile home park we must get over 50 people and dogs a day walking. What about pedestrian safety? (pedestrian safety)

I know the county needs to creat more low income housings but I know there are better locations in areas already with higher densities.

I could see 2 houses per acre or even 2 houses and 2 grannies, but NOT 20 per acre!!

Sincerely, Jan Lochner 3710 Hicks Rd.

#### THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Barry Hanson
To: PlanningAgency

**Subject:** Letter for Planning Commissioners re July 13,2023

**Date:** Wednesday, July 12, 2023 4:02:52 PM

Attachments: <u>LtrToPlanningCommission.pdf</u>

# **EXTERNAL**

Please provide the attached letter to all of the Members of the Sonoma County Planning Commission. These are comments on project PLP20-0018, the review of the Housing Element FEIR on July 13, 2023.

Thank you.

Barry Hanson 1325 Brockman Lane Sonoma, CA 95476

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

The FEIR Housing Element before you contains a significant flaw regarding the inclusion of the Hanna Project as a Pipeline project for 668 units of housing on Arnold Ave @ Agua Caliente Road.

Technically, I understand such an unapproved, unvetted, even un-applied for at the time of it's initial inclusion project may be included in the report "if it can be demonstrated that the units will be built by the end of the 6th cycle ..."

Practically however inclusion of Hanna Project as a Pipeline project for such a large number of units represents *a virtual taking away of citizens right to comment and have their comments carefully considered*, about unacceptable impacts that individuals believe must be brought forward for diligent and fair consideration by decision makers.

Logic says that once included as a Pipeline project, Council members, Commissioners and Supervisors will have a built-in bias to approve the project, as submitted by the applicant, to avoid the job of replacing any reductions and shortfall in H.E. unit count with other units elsewhere in the county.

668 units is 45.1% of the total Pipeline (1481 units).
668 units is 17.5% of the total H.E. quota from the State (3,824 units)
897 units (Sonoma Valley Projects in the Pipeline) is 60.6% of the total Pipeline
897 units is 23.5% of the total H.E. quota from the State (3,824 units).

How is it fair to plan housing for the next 8 years where a single planning area (Sonoma Valley) is assigned the burden of 60.6% of the pipeline projects and 23.5% of the entire HE quota (3,824 units) for unincorporated Sonoma county?

How is it fair or reasonable to assign the burden of 45% of the total county pipeline or 17.5% of the total State quota for housing growth over the next 8 years to a single site less than 2 miles away from SDC?

SDC should be built first and actual impacts experienced and documented before county decision makers lock in Hanna Project— a similarly large project in such close proximity to SDC.

Another reason the 668 unit project should be removed from the pipeline is because it is inconsistent with the General Plan and zoning. Doesn't the General

Plan call for Affordable housing to be city-centric, close to city transportation and services? Please drive by the location of the Hanna Project and let me know if you think it is a city-centric location.

I request answers to the following questions:

- 1. How was the 668 unit count for Hanna Project determined? I.E., to what extent and using what methodology did Permit Sonoma think about, grapple with, assess or determine the suitability of Hanna's 60 Acre property for 668 units to be included in the RHNA numbers for the 6th cycle planning period?
- 2. How can county decision makers count these 668 units as in the Pipeline and thereby make approval a foregone conclusion without a shred of public comment and before the project has been duly considered, let alone approved?
- 3. How does it make sense to count these 668 units as in the Pipeline and thus virtually become a foregone conclusion when 2 miles away lies SDC, another very large project that will render it's impacts on the same, small portion of a very large county?

Thank you.

Barry Hanson, 1325 Brockman Ln., Sonoma, CA 95476

From: Caitlin Cornwall

To: PermitSonoma-Housing

Cc: Susan Gorin; Greg Carr; Eric Koenigshofer; Mashal.Ayobi@hcd.ca.gov; kim jones

Subject: public comment on Housing Element

Date: Wednesday, July 12, 2023 4:00:32 PM

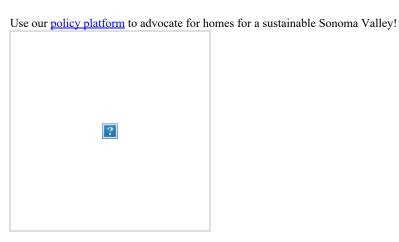
Attachments: 2023-07-12 submitted SVC on County draft HE.pdf

# **EXTERNAL**

Please find attached a public comment on the 6th Cycle Housing Element. Please circulate this comment to the Planning Commission.

Thank you,

Caitlin Cornwall, Project Director Sonoma Valley Collaborative www.sonomavalleycollaborative.org (707) 322-1400 I rarely check email on weekends or evenings.



THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.



# Comment on the County of Sonoma draft 6th Cycle Housing Element July 12, 2023

Dear Permit Sonoma staff and consultants to the Housing Element,

Sonoma Valley Collaborative is a forum of community leaders from a wide range of sectors across Sonoma Valley, finding solutions and taking action to address our community's biggest challenges.

There are many good proposed actions in the Draft, but as a whole it is not strong enough or innovative enough to respond to the crushing housing affordability crisis we face in Sonoma County. We need a Housing Element that courageously tackles the evidence of this crisis: Permit Sonoma's own public engagement, the census, the Portrait of Sonoma County, the cascading closures of local businesses, and the heart-breaking housing struggles related by residents.

All the housing stories in the Draft that are in green boxes were collected with permission by Sonoma Valley Collaborative from people who live or work in Sonoma Valley. Attached to this letter are more quotes from people who need Sonoma County's housing situation to change.

Facing the demographic evidence of Sonoma County losing so many of the people who make our County thrive, it's clear we need a Housing Element that forcefully changes our course. The Draft is not there yet. HCD also asks the County to "go beyond status quo."

Most importantly, the Draft omits an entire category of proven housing policies that help keep renters in their homes. We agree with Table 2 in the Draft, that "Displacement of residents due to economic pressures" is the highest priority factor that contributes to Sonoma County's fair housing issues. But Program 5, supposedly designed to prevent displacement, is inadequate. Its emphasis on housing production is misguided. Sonoma County can't rely solely on housing production, on meeting the RHNA, to stop our hemorrhaging losses of workers, families, seniors, and so many others. During public outreach, every single focus group indicated that the "high cost of housing" was a top concern. (Appendices, pp. 6–12)

We must protect people from losing their existing affordable homes, after which many leave the County.

# Program 5: Displacement Avoidance

Sonoma Valley Collaborative asks that these policies be added to Program 5 or elsewhere:

- rent stabilization (not rent control or a rent cap), which limits rent increases to a percentage of inflation
- just-cause eviction policy, which protects tenants from being evicted unless there's a specific justification, such as nonpayment of rent.
- a rental registry, so that Sonoma County can track affordability, displacement, habitability, evictions, and other trends

Rent stabilization and/or just-cause protections exist in over 30 California cities and counties and have a track record of success.

# Program 8: Protect Residential Lands and Units

Our members want faster, more vigorous action to reduce the number of vacation rentals and empty homes. Having over 10% of homes be unavailable to residents is not acceptable. We ask that the timeline in 8b for presenting policy options to the Board be accelerated to the end of 2024, not 2025.

# Program 3: Protections for Mobile Home Parks

Mobile homes are a major source of unsubsidized affordable housing in Sonoma Valley and county-wide. On July 11, the Board of Supervisors directed staff to prepare for a Board item to amend the MHRSO on August 15, 2023. We ask that Action 3a be changed from "Continue to implement" the existing ordinance (which allows an annual space rent increase of 100% of the change in the Bay Area CPI, or 6%, whichever is less) to "Amend the Mobilehome Rent Stabilization Ordinance to limit space rent increases to no more than 4%, or 70% of the change in CPI (whichever is less)." The timeline for adopting the amendment should be mid-2024.

# Program 15: Review and Update Zoning Code and General Plan

We ask that you add an ordinance to Program 15 creating a senior housing overlay district that would prevent designated senior mobile home parks from being converted to all-ages parks. This will protect affordable housing options for seniors in the County and stop erosion of affordability of the existing senior parks. Many jurisdictions have senior housing

overlay districts, including Yucaipa, San Juan Capistrano, Huntington Beach, Ventura County, City of Ventura, and Santa Barbara.

Sincerely,

The members of Sonoma Valley Collaborative

Boys & Girls Club Of Sonoma Valley/Teen

Services Sonoma

Disability Services & Legal Center

F.I.S.H. Sonoma Valley

Impact100 Sonoma

Hanna Center

Homeless Action Sonoma

La Luz Center

Midstate Construction

Morton's Hot Springs

Sonoma Community Center

Sonoma Ecology Center

Sonoma Overnight Support

Sonoma Valley Education Foundation

Sonoma Valley Chamber of Commerce

Sonoma Valley Community Health Center

Sonoma Valley Golden State

Manufactured-Home Owners League

Sonoma Valley Hospital

Sonoma Valley Housing Group

Sonoma Valley Mentoring Alliance

Sonoma Valley Vintners and Growers

Alliance

Sonoma Valley Visitors Bureau

Transition Sonoma Valley

Valley Bar + Bottle

Vintage House Sonoma

Winery Sixteen 600

Staff contact: Caitlin Cornwall, Sonoma Valley Collaborative Director.

caitlin@sonomavalleycollaborative.org, 707-322-1400



# Personal testimony on housing issues and the draft Sonoma County Housing Element July 12, 2023

These are personal statements about housing and housing policy collected by Sonoma Valley

- Participants in the Parents LEAD (Leadership, Equity, Advocacy, Diversity) program at La Luz Center (translation by Nidia Figueroa)
- Teen Services members

Collaborative from:

Sonoma Valley Collaborative Council members

We provide these statements to support pro-housing policies and tenant protections. Video of statements can be found at <a href="https://www.youtube.com/watch?v=rfyg-jx-ezE&t=3s">https://www.youtube.com/watch?v=rfyg-jx-ezE&t=3s</a>.

# Carmen Sanchez, Springs Resident, LEADS participant

"Mi amiga es Monica, ella tiene 3 hijos, su esposo tuvo un accidente y esta en casa. Ella es la unica en casa que trabaja y no puede más con la renta y los gastos. Ellos se cambiaran de Estado para poder ayudarse. Como padre de familia tener la segurid de que mis hijos tengan donde dormir y vivir tranquilamente es importante. Es un problema porque costo de la renta es mas alto y el saldo laboral es reducido habra mucha gente (familias) sin hogar. Necisitamos Disminuir el costo de las rentas al igual que los requisitos. Tener una vivienda mas arreglada" "My friend Monica has 3 children. Her husband had an accident and is home. She is the only one at home who works and can no longer afford rent and expenses In Sonoma. Because of this, they are leaving the state so they can afford to live. As a parent, having the assurance that my children have a place to sleep and live calmly is important. If the cost of rent is increasing and salaries are decreasing, many people (families) will be without a home. We need to lower the cost of rent and lessen the requirements. We need to have more regulated housing."

# Erandy Bravo, Springs Resident, LEADS participant

"Mi vecina busco casa para 5 o 6 personas y encontro una casa con 4 cuartas en \$3,500, y una que vio antes de 2 cuertos costaba lo mismo, existe un estandar en tarifa de rentas o porque es esta diferencia tan ilogica. El benefecio de vivienda estabilidad economica, emocional, de salud integracion grupal, familiar y social. Es un problema más amblio por que no tiene una estabilidad las rentas y se abusa de la economia de las personas que lo habitan. Mi llamada de Acción es estandarizar renta, conocer relgas, implementar consejos."

"My neighbor looked for a house for 5 or 6 people and found a house with 4 rooms for \$3,500, and one she saw before with 2 rooms cost the same, is there a standard rental rate or why is this difference so illogical? [The housing benefit of ] Economic, emotional, health stability, group, family and social integration. [It is a broader problem] Because the income does not have stability and the economy of the people who inhabit it is abused. [My call to Action] is to standardize rent, know the rules, implement advice."

# Lidia Figueroa, Springs Resident, LEADS participant

"La vivienda es un obstáculo hoy en día porque se enfrenta personas a el mas alto costo e injusticias en los incrementos y desalojos. Tener vivienda asequible es tener estabilidad familiar y seguridad financiera. Necisitamos sequir ayudando haciendo llegar la informactión sobre el problema de vivienda y dar el seguimiento para el beneficio en general." "Housing is an obstacle today because people are facing the highest cost and injustices in rent increases and evictions. To have affordable housing is to have family stability and financial security. We need to continue to help by getting the word out about the housing problem and follow up for the benefit of all."

# Maria Perez, Springs Resident, LEADS participant

"Mi casa no cuenta con un buan sistema de calefaccion, en esta momento literalmenete es un refrigorador, las puartas y ventanas estan descuadrados por lo tento hay fuga de calor, los cristales de las ventanas sus vidrios son delgados, el incremento en consumo de luz es muy grande. El beneficio de vivienda asequible tranquilidad de no tener gue trabjarar por tiempos mucho mayoros para podor cubrio las necesidados. La solucion es conociminento de los derechos y obligaciones." "My house does not have a good heating system. At this moment it is literally a refrigerator, the doors and windows don't work, so there is heat leakage, the window panes are thin, the increase in electricity consumption is very large. The benefit of affordable housing is peace of mind, not having to work for much longer periods of time to be able to cover our needs. The solution is knowing our rights and obligations."

Esme, 10th Grade Student at Sonoma Valley High School, Teen Services member Living in a household of 6 in a small trailer home, an obstacle that my family and I feel is the limited space we deal with, the high prices, and poor house condition. Something I value about housing is privacy that each of my family members don't have. We all live in a crowded environment where we need to pile up in a few rooms. The high cost of rent and bills causes struggle to afford basic daily-life necessities. My daily-life obstacles are a broader problem, because if I don't have privacy, that limits my ability to study and have a place to do my school work without interruptions. Many of my school peers can relate to my struggle. The high cost will cause people to move out of Sonoma to a more affordable place. This will cause the school population and community population to decrease in a town that should be our home. There needs to be a vital change to occur in our community. Instead of having people escape and seek out different places to call a home, you need to help families and people stay and receive the resources they need for living an enjoyable lifestyle.

Litzy, 12th grade student at Sonoma Valley High School, Teen Services member I don't think decision makers understand how not having a stable home can mess with a young person's mental health and well-being.

Jay, 11th grade student at Sonoma Valley High School, Teen Services member

I live in a one bedroom apartment that can't hold a family of five. Our rent has gone up, and it is far from school. I am always late. Housing can bring more families, make a diverse and connected community, provide privacy, and can be comfortable, letting you sleep well. It is crowded everywhere, with big families trying to live in small spaces. It's a broader problem, because it can also cause the population to decrease, with less students, teachers and families. Make housing affordable for families with low income!

Vinnie, 10th grade student at Sonoma Valley High School, Teen Services member My math teacher, a person who most people at the high school know, is struggling to afford to live in Sonoma. One time in class me and my friends were discussing why we don't really like Sonoma. We looked up the average mortgage for a house in Sonoma County and looked up the average paycheck for a teacher in Sonoma County: the average mortgage was about \$2,700 while the paycheck came to around \$2,500. We brought this up to the teacher, and she says the only reason she can afford her home is because her dad was in the military. Stability is important with housing. We can't have our teachers moving every couple years because they can't afford housing. This affects teachers and civilians. It can make civilians want to leave Sonoma County. We need the municipal and County government to build and make plans for more affordable housing in the Springs, unincorporated and city areas.

# Joel, 11th grade student at Sonoma Valley High School, Teen Services member

Glen Ellen is a pretty expensive place and some people have to work all the time to afford it. Rent also gets more expensive and sometimes there are multiple families in apartments so it is a struggle to pay for other things like gas and food. It is also difficult to save up for things and have spare time. Being able to afford housing is extremely important for caring for a family when relying on one source of income. This affects more people in Sonoma County due to how expensive it is and how jobs pay little. This is a horrible act of injustice since there are so many single family homes and people resist affordable housing, so the policy makers should listen to all the people in need and make changes.

# Satya, student at Sonoma Valley High School, Teen Services member

My aunt lives in a comfortable two bedroom condo downtown. This is well located and good for one person, but very costly. My cousin has access to walking to school, nice restaurants and near the central location of our community's events. In comparison, I live in a low income trailer park in a three bedroom home. I have a much tougher time getting around to work and places I'm expected to be as a student.

# John Hennelly, Sonoma Valley Hospital, CEO

At the hospital, it's becoming more and more evident that the lack of affordability is affecting us. Ten years ago, 40% of our employees lived in Sonoma Valley, now it's about 30%. That has significant impacts to staff availability, commuting costs, and community engagement.

## Cris, 10th Grade student at Sonoma Valley High School, Teen Services member

I struggle with housing as I am in a family of four in a one bedroom apartment. My parents do what they can to stay in Sonoma without going bankrupt—that is what we don't want. They have to take care of two kids and pay bills and rent. It's very expensive in Sonoma and in the future it might result in leaving Sonoma. The thing about housing is that it gives you a place to stay at night. Having it is the way we live and needs to lower in price, and lower income housing needs to be built.

# Lauren Feldman, Valley Bar + Bottle Owner, SVC Council Member

My name is Lauren Feldman and I am a small business owner in the City of Sonoma. I own a restaurant called Valley on the Sonoma plaza. I love our community, care passionately about the environment, and am incredibly frustrated by the housing crisis in our small town. As a business owner and life-long local, I have to believe that there is a place where all three of these values can intersect. In trying to staff my restaurant, I became increasingly frustrated by the number of single-family homes and "vacation condos" that sit empty the majority of the year. These are homes that could be rented by my staff members or lived in full-time by fully engaged members of our community, and potential guests in my restaurant. I believe that, while we do need more affordable housing within the city limits, there are a number of large properties where additional dwelling units could easily be built while still preserving the existing neighborhoods that we know and love, but also increasing some new density building up JUST ONE LEVEL, close to downtown where potential staff wouldn't have as much need for transportation - better for the environment as well. We need to ease approvals and reduce costs for people willing to build additional units on their own land and we need to reduce the number of whole-house vacation rentals and second/empty homes. We need to create access and opportunities for diversity of our population by creating housing in places where housing/buildings already exist and are underused.

# Charlotte Hajer, Senior Director, Community Mental Health Hub

I'm lucky. I'm a nonprofit executive, and I'm the highest-paid employee at my organization. My husband makes a similar wage. But, we are renters. We can't afford to buy a house in Sonoma. Neither of us has family wealth, we continue to pay off student debt, and we have childcare costs. If our rent goes up, I'm not sure where we'll go, or whether we'll be able to stay in Sonoma Valley.

If my family can't afford a house, then many other families in Sonoma must be worse off. All of us are stuck in uncertainty, unsure whether we'll be able to stay here, unsure of whether we can raise our family here, and unsure of whether we can continue to serve this

community. But the thing is, we are your teachers, your healthcare workers, your firefighters, your police officers, and even your community leaders. If we can't afford to stay here, that means a big loss for Sonoma.

To create stability for families like mine, we need to establish stronger protections for tenants, including rent control. And we need to lower the purchase price of housing, so that families like mine can enter the market and put down real roots here. Let's increase our local housing stock by reducing second homeownership and curbing vacation rentals, so that more of our existing housing becomes available to the local families who contribute to Sonoma's economy, culture, and well-being.

# Diego, student at Sonoma Valley High School, Teen Services member

[We need] more lower-income houses, less larger houses being occupied by individuals instead of families, less vacation homes where locals don't live. People growing up here can't afford to stay. Protect people from getting moved out and being unable to be somewhere after it's renovated.

# Staff and Board of Sonoma Community Center

For our local nonprofits, it's getting harder and harder to hire talented staff because the cost of living in Sonoma is prohibitive.

Nonprofits operate on lean margins. Here at the Sonoma Community Center we've committed to paying our staff as much as we can, but even a competitive salary in the nonprofit sector isn't nearly enough to match the cost of living here in Sonoma. We have trouble attracting talent for our open positions, and continually face the possibility of losing the wonderful staff we already have, because they are increasingly priced out of decent housing within a reasonable distance from work.

The nonprofit sector provides essential and vital services to the Sonoma Community. We are your healthcare, your education, your social services, your parks, your extracurricular activities, your culture, your wellbeing, your gathering places. We are your key to creating a diverse and equitable community where everyone has an opportunity to thrive. But if we can't offer our staff the decent living they deserve and need, we can't continue to operate. And we can't provide our staff with that stability on our own. We need support from the community – and one of the most crucial things we need is more affordable housing now. We need tenant protection, including rent control. We need increased housing stock within a reasonable distance of work, schools, and services. Additionally, we need to lower the threshold to (and cost of) homeownership through innovative and alternative programs like rent-to-own agreements or policies that encourage more modular housing, so that working families have a real chance at putting down roots here in the Valley.

Hunter, 10th grade student at Sonoma Valley High School, Teen Services member Considering how many low-paying jobs support Sonoma being a tourist destination, the lack of housing that people in those jobs can afford is going to slowly cripple this community.

# Reverend Dr. Curran Reichart, First Congregational Church, SVC Council Member I am the pastor at the First Congregational Church in Sonoma. In 2017, a number of my parishioners lost their homes. Long-time Sonoma Valley residents had to ask neighbors or friends for places they could live for an indeterminant amount of time until their houses could be rebuilt. One of those families eventually was able to buy a house. The house they bought has no internal heating. It had plumbing that didn't work. It had repairs that needed to be made for over 30 years. This was the only house they could afford. They'd lived in

After the Tubbs Fire, housing became more difficult to find for everyone. Our Preschool Director approached me yesterday with tears in her eyes, to tell me that she needed to close a classroom. Not because she didn't have students to enroll, but because she couldn't attract a teacher to live in Sonoma at work for what the school could afford to pay her. There are children in our Valley who need school support. We can't afford teachers for the children in need.

# Omar Paz, Lifelong Boyes Hot Springs Resident, SVHS Class of 2011

Sonoma for 45 years.

As a lifelong resident of Sonoma Valley (having lived in Boyes Hot Springs, Glen Ellen, the City of Sonoma, and Kenwood) the time for serious investment in affordability, retention of local community, and bold leadership for a housing blueprint that promotes equity for the workers and families that are the backbone of the community and local economy is long overdue. Please consider the hard work and countless hours invested in the broadly supported recommendations such as those brought to you by the Sonoma Valley Collaborative. Inaction has only led to stagnation and further delayed the community investment owed to both City and Unincorporated residents. We need only look towards the type of work and collaboration accomplished during the fires and other natural disasters of the last 5 years to know that we can come together now WITHOUT crisis at our doorstep...and the economic and less visible crisis has been around for quite some time.

Staff contact: Kim Jones, kim@sonomavalleycollaborative.org, 707.933.7747.

From: <u>Claudia Lewis</u>
To: <u>PlanningAgency</u>

**Subject:** Public Comment July 13 Hearing, Agenda Item 1

**Date:** Wednesday, July 12, 2023 2:46:30 PM

### **EXTERNAL**

I am a 20 year resident of Carriger Road in Sonoma and a member of the neighborhood group Preserve Carriger. I am writing to voice my concerns and register my opposition to the following components of the Housing Element Update package:

- Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment)
- 2. Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
- Amendments to zoning on up to 55 sites to allow increased residential development
- Amendments to text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at adoption of the 6th Cycle Housing Element

In particular, I object to the inclusion of the Hanna parcel in the Housing Element because that issue was never properly presented to the public and has not been fully vetted. Specifically:

- In Paragraph 2.6.3, the Housing Element Update Draft EIR mentions 79 sites in Sonoma County that would satisfy the state imposed RHNA.
   Four of the 79 sites in the Housing Element Update Draft EIR are in the area called Agua Caliente. None of the four are the Hanna site. I have been unable to identify any mention of the Hanna site or project in the Draft EIR.
- The Housing Element Review Draft (December 2022) also does not mention the Hanna site or project and states that Area 9 (Sonoma Valley) has a total Realistic Unit Capacity of 280 units.
- It is completely unfair to place the majority of the RHNA burden on Sonoma Valley, forever altering life for residents there. Hanna represents 668 of the 1,253 or 52.9% of the County "Pipeline." Sonoma Valley Projects including Hanna represent 868 or 68.7% of the Pipeline. While this might be the most expedient resolution for the Planning Commission and the Board of Supervisors, it is unfair to the residents of the entire County.

Sonoma Valley has insufficient infrastructure, jobs and services to accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element

Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are twolane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. Seniors are the highest riskgroup during fire evacuation, yet the Hanna site is being considered for a senior living facility.

There is extremely limited public transportation to the Hanna site.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Thank you for your careful consideration of this matter.

Claudia Lewis

From: Ken MacNab < ken@kmacadvising.com> Sent: Wednesday, July 12, 2023 6:18 PM

To: eric.gage@sonona-county.org

**Cc:** Scott Orr <Scott.Orr@sonoma-county.org>

**Subject:** Housing Element Question

**Importance:** High

Hi Eric-

My name is Ken MacNab and I am a consultant working with the owner of property at 6705 Petaluma Hill Road in the Penngrove area. I have a question about the updated draft Housing Element documents going to the Planning Commission tomorrow (Thursday). In reviewing the documents, I noted that 6705 Petaluma Hill Road is listed in Table 15 of the Housing Element Appendices document (Planned, Approved and Pending development projects) - showing a total of 113 units for the site. On Table 11 in the Housing Element document (Adequate Sites), Planned and Approved units are also listed, but the totals differ slightly from the totals of Table 15. Two questions for you:

- 1. Are the units quantified for in the Adequate Sites table (Table 11) the same units quantified in Table 15 in the Appendices?
- 2. If the answer to No. 1 above is yes, would it be correct to interpret Table 11 as showing that Planned and Approved units are being counted towards satisfying the County's RHNA obligation?

If you could let me know the answers to these questions before the Planning

Commission meeting tomorrow I would greatly appreciate it.
Respectfully-
Ken
Ken MacNab   KMac Advising, LLC

From: D. Seppa

To: <u>PermitSonoma-Housing</u>
Subject: Penngrove FEIR

**Date:** Wednesday, July 12, 2023 4:05:30 PM

### PRMD/Planning Commission

- 1. The Final Housing Element and Final Environmental Impact Report were not timely received in order to digest the breadth and impact of information and responses to comments by the document developers.
- 2. On cursory review, Information related to the Penngrove Sewer capacity appears to be dramatically at odds with my (and many others) current understanding particularly in regards to published documents which have long indicated (since 2002) that the current system is at or very near full capacity.

Adding 217 additional units times 2.655 residents per unit pushes the current system well into the danger zone. The results of this type of possibly overzealous or misinformed information leads to personal and/or environmental disasters.

Kindly delay or disapprove any multi unit development in Penngrove until the public can digest and give feedback to the FHE and FEIR reports.

From: <u>Davida Brookfield</u>
To: <u>PlanningAgency</u>

Cc: Lynda Hopkins; PermitSonoma-Housing

Subject: Planning Commission to Consider Sonoma County Housing Element 7/13/23 (COMMENT) EIR FOR-4

**Date:** Wednesday, July 12, 2023 5:29:34 PM

Corey and Davida Brookfield 6000 Travis Road Forestville, Ca 95436 EIR FOR-4 comments

### Hello!

Our property is located at 6000 Travis Road, it shares the eastern border of 6325 Van Keppel Rd, referred to in the EIR

impact report as zone **FOR-4** and is the general topic of this email.

We have lived next door to this property for 61 years. **FOR-4** 6325 Van Keppel is the top one-third portion of two former properties, one 6 acres and the other approx. 4 acres. The bottom two thirds of those sites were sold to the Forestville Elementary School and later became the soccer field and Multipurpose building and student drop off area. Before the soccer field was developed in the 70's there was a creek that ran from Van Keppel Road area through the school, below the Electro Vector property and then under a wooden bridge. This area is now the bus and student drop off. This creek now flows to a large underground tile which then runs under Sonoma-Cutrer's vineyard property and then to the Hwy 116 under crossing.

I/we bring this to your attention because this creek and the associated 6325 Property (FOR-4) have historically been a wildlife corridor. It has allowed a wildlife path from Anderson Road, Orchard Lane, Van Keppel area and also from the higher areas of the old Travis Ranch (now Sonoma-Cutrer Vineyard).

From the 6325 Van Keppel (FOR-4) property over a period of 61 years I/We have witnessed the following animals that will be listed at the end of email; who visit; reproduce and live both on that property, my property and many of the neighboring properties. We keep 4.5 of our 6 acres in a natural state to benefit animals, birds etc. because they have been continually pushed out of their environment by both increased building and vineyard development.

There is a natural microclimate that exists which follows these old creeks and drainages. It gets fog when other areas are clear and there is a noticeable 5 degree average temp in this area crossing our property. It gets more frost and stays green longer than surrounding areas. We feel this is why wildlife flourishes here. There are less and less pieces of flat land left with grasses, trees and natural vegetation. We are very mindful of fire danger and we rotate pasture areas that we keep mowed, allowing for nesting birds in the spring and deer to bed down as well. The 6325 property owner has also been equally environmentally conscious over time. It is a huge effort and very expensive for all of us in the area, but I/we feel it is worth the time and physical effort.

The 6325 (FOR-4) property, my property and others in the general area which are mostly in a

natural state (referred to as "undeveloped" in the EIR documentation, provides an environmental benefit, to help stem Global Warming, provide habitat and slow the runoff during winter storms, reduce the number of flash floods closing Hwy 116 near Packing House Road. These floods have steadily increased over the years due to loss of open "undeveloped" land. The 6325 property (FOR-4) and my property border one half the Elementary School which in my opinion is a benefit to protecting an otherwise open campus from trespassers and random strangers. On a few occasions we have alerted the school regarding undesirable visitors and potential vandalism.

Currently it is very dark in our area. Wildlife needs the dark for their protection. Wildlife follow's creeks overgrown areas, bramble patches and tree lines. They don't like paved parking areas, security lighting or traffic.

I/We are not against growth in Forestville, we just feel there is a better way to handle it other than High Density Buildings that were designed for a completely different housing environment. I/we won't go into all the reasons this makes poor sense plus I am sure other Forestville Residents have already done so. WE encourage you all to consider the wildlife that lives here, and the unintended effect it will evidently have on their future survival .

These are my observations garnered over the last 61 years in the hopes it aids you all to make a sensible decision about FOR-4 and how it will also impact the local Forestville area as well.

It would break my/our hearts to see FOR-4 (6325 Van Keppel Rd) lost to high density housing and remove one of the remaining paths for local wildlife to live, reproduce, and maintain their presence here in the Forestville Area. We can move away if we so desire but the wildlife and environment are in all your hands.

Below is a list of wildlife over the years for **FOR-4** and other bordering properties:

It provides a home and corridor for the following:

**Covote (visit) Bobcats (visit reproduce)** skunks (live and reproduce) foxes (live and or reproduce) cottontail rabbits (live and reproduce) **Deer (visit reproduce live)** possum Racoons wood rats hawks owls and other raptors like redtail hawks red shoulder hawks Kites **Coopers Hawks** Geese (Visit) Blue Heron (Visit)* **Great White egret (visit)* Great Horned owls (hunt nightly)** ducks (visit wet years only)*

# a multitude of songbirds, quail, pheasant Insects including pollinating bees, ladybugs and beetles

*6000 Travis road recieved 45.91 inches of rain since Jan 1st 2023

Thank you for your consideration and allowing us to comment on these concerns,

Sincerely, Corey and Davida Brookfield

From: Elsa Frick

To: <u>PermitSonoma-Housing</u>

**Subject:** expedite septic permits for new housing with mandates for review time

**Date:** Wednesday, July 12, 2023 2:07:09 PM

Septic permits are ministerial permits. Permit Sonoma's backlog in septic permit processing is 6 months to several years to get to permit frequently with long and expensive delays during the meticulous design review process. Changes in proposed plans, as a result of these long and expensive delays, are often minor and inconsequential when ti comes to protecting the Waters of the State or Environmental Health. All too frequently, staff comments are more "discretionary" than they need to be.

Reasons for these delays in septic permit processing seem to be staffing shortages, high turn over of staff, inexperience of staff and management in onsite sewage disposal BMPs, and the volume of applications, to name a few.

All septic system designs for new and replacement septic systems already require preparation by licensed professionals.

Adopt a Board Resolution or include as part of this Housing Element a mandate that a complete septic permit application received by Permit Sonoma will be reviewed in 60 days time or deemed approved at the end of the 60 days if no review has occurred. Such a resolution should allow the backlog of permits to get issued, allow staff to get caught up from years and years of inundation of permit applications, and allow applications supporting new housing and ADU's to move through the permit process more timely.

Consider the language in CA SB 35 for expediting low income housing applications, or State Water Quality Control board language for WDR's, or similar language by other jurisdictions.

Elsa Frick
Onsite Wastewater Consultant
707 304-3015
<a href="mailto:efrick.consulting@gmail.com">efrick.consulting@gmail.com</a>

From: <u>Galina Seabrook</u>
To: <u>PermitSonoma-Housing</u>

**Subject:** Re. Notice of public hearing before the Sonoma County Planning Commission

**Date:** Wednesday, July 12, 2023 3:58:07 PM

### TO WHOM IT MAY CONCERN:

I am a member of the Board of Directors of the Westberry Condominium complex situated at the crossroad of Lance Dr. and Guernville Rd., next to one of the parcels proposed for rezoning at the Commission's meeting on 7/13/23. Our complex consists of 160 condominiums.

I have been living here for the last 21 year.

In August 2022 there was a proposal for a new development Alta Santa Rosa, consisting of 792 apartments and single-family homes and 1,586 parking spots plus a 5,000 sq. f. commercial space.

Our community had an immediate reaction and dozens of residents expressed their concerns and objections to such drastic changes of the area. Below are listed some of the issues our owners shared with Conor McKay, City project manager and other City representatives at a ZOOM meeting at the time.

The same issues and objections are on our minds currently, with the latest proposal of 641 units, including 163 lower income units.

### 1. Traffic congestions at the intersection of Lance Ave. and Guernville Rd.:

<!--[if !supportLists]-->- <!--[endif]-->This intersection is already jammed at peak hours as many residents from the neighborhoods North of us, around West Steel Lane, take a shortcut to Helen Lehman school and the direction of downtown. Bringing in another 1,300 cars does not seem feasible.

<!--[if !supportLists]-->- <!--[endif]-->Secondly, the proximity of the rail tracks (and barrier) on Guernville, just a block to the East, at present time causes a huge backup of cars on Guernville and blocks the Lance intersection several times a day. Left turn on Guernville becomes impossible at such times and as a result, long lines of cars jam southbound Lance Ave. It is impossible or hard for Westberry residents to make a left turn on Lance Ave., especially in peak hours.

-In addition, the way Lance Ave. curves at the traffic light, is a cause of higher-than-average minor car accidents all the time. Adding over 1,300 cars to this neighborhood would put huge strain on it.

<!--[if !supportLists]-->- <!--[endif]-->In order to preserve the safety and wellbeing of our current residents, an access from any new development to Lance should not be permitted, or if necessary, there could be an entrance with a barrier for fire trucks access.

<!--[if !supportLists]-->2. <!--[endif]-->Public safety, evacuation at time of emergencies

<!--[if !supportLists]-->- <!--[endif]-->At the meeting in August 2022, many residents, not only from Westberry, but also from the surrounding areas, shared their horrific experiences in 2017, when the inhabitants or Northcoast St. and the neighborhood were stuck in 45+ minutes in completely stopped traffic with no access to Guernville Rd. or West Steel Lane, at the time the Tubbs Fire was raging literary 4 blocks north. Adding close to 650 more duallings will only exasperate the issue.

<!--[if !supportLists]-->- <!--[endif]-->

<!--[if !supportLists]-->3. <!--[endif]-->Air and noise pollution:

- pollution from exhaust of 1,300 cars additional cars

- additional traffic garbage trucks, UPS trucks, Amazon and other deliveries
- noise from swimming pools if applicable and close to Lance
- a noise protection barrier / wall along Lance should be included in any future project
- trash, additional trash collection vehicles particularly noisy, usually run in early morning hours; also contributing to traffic congestion

### 4. Water resources:

- our complex has been experiencing low water pressure in the evening hours for years; new 641 homes would put enormous strain on the local water supply.

### 5. Overcrowding:

- The area in question is already populated with a number of densely built apartment complexes, particularly along Northcoast St. and Iroquois St., but also new developments West on Guerneville Rd. Adding another close to 650 densely built units would create further overcrowding and reduce the quality of life of the current population.

### 6. Fairness/ discrimination:

The area in question is currently populated predominantly by middle- and lower-income inhabitants. The propose re-zoning states 163 units out of 641 to be lower income, equal to 25.43%.

In the above paragraph 4a of the City's document, there is a proposal for 1,557 units, out of which only 68 are slated as lower income. This is only 4.4~%.

How is this possible?!

It seems that there is a tendency to pack densely some city areas with lower income inhabitants, while wealthy neighborhoods enjoy high quality of life.

### 7. Future retail spaces:

- the area already has plenty of shopping/ retail amenities in close proximity;
  - * West one block to Marlow Shopping Center with Safeway, restaurants, coffee shops and a hair salons;
- * North one block to a convenience store, a hair salon
  - * East 2 blocks, less than 10 min walk to Coddingtown with all variety of stores, Whole Foods grocery store; 3 smaller shopping centers across from Coddingtown with restaurants, dry cleaners, liquor store, Staples, a TJ Maxx, among others.

    An addition any retail space in a future new development would add extra traffic/ cars,

An addition any retail space in a future new development would add extra traffic/ cars, delivery trucks, etc.

I'd like to stress in conclusion, that our Westberry occupants are extremely worried about the above factors and the threat for lowering our quality of life and property, public health, and safety and .

We hope the city planning commission will carefully review these concerns and make decisions in the interests of our owners and current residents of the area in question. Sincerely,

Galina Seabrook

2702, Westberry Dr., Santa Rosa, CA 95403; Cell: 707-590-5612

From: Greg Guerrazzi

To: PermitSonoma-Housing

Subject: Housing Element Comments

**Date:** Wednesday, July 12, 2023 2:08:03 PM

Attachments: Guerrazzi - Winters Property Re-Zoning 7-12-23.pdf

Please confirm receipt and entrance into the record for the Planning Commission meeting of July 13, 2023.

Please enter the attached letter into the record as opposition to the inclusion of GLE 1 & 2, APN's 054-290-057 & 084, Arnold Drive @ Carquinez Ave, Glen Ellen.

With the approved development at SDC, the increased traffic by allowing high density housing on the subject parcels is no longer feasible. The EIR conducted for the re-zoning is critically flawed. Best Regards,

Greg Guerrazzi (707) 935-1111

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

Greg Guerrazzi 13480 Mound Avenue P.O. Box 939 Glen Ellen, CA 95442 (707) 935-1111

gregguerrazzi@vom.com

July 12, 2023

HousingSites@sonoma-county.org Nina.Bellucci@sonoma-county.org Susan.Gorin@sonoma-county.org

Re: Arnold Drive & Carquinez Avenue, Glen Ellen

APN 054-290 057 & 084

Draft EIR for Housing Re-Zoning – GLE 1 & 2

### ENTER THIS LETTER INTO THE PUBLIC RECORD FOR THE RE-ZONING DRAFT EIR

Dear Sonoma County Planning Commission & Board of Supervisors:

I am a 28 year resident of Glen Ellen and reside on Mound Avenue, which is accessed from Carquinez Avenue and Arnold Drive. Greg is a native of Sonoma County.

I support the effort to re-zone appropriate properties for housing in Sonoma County; however I strongly oppose the re-zoning of the above referenced parcels for dense housing. Traffic, lack of infrastructure, access to public transportation and non-conformance with the zoning code are our main concerns.

Below is a listing of points that are not adequately addressed in the EIR for the re-zoning of GLE 1 & 2.

- 1) The impacts on the residents and the community of Glen Ellen by the re-zoning to Workforce Housing (WH) cannot be mitigated as stated in the EIR.
- 2) Allowance of up to 22 units with additions allowed for affordable housing density and ADU's would destroy the character of the historic rural village of Glen Ellen and is not consistent with the General Plan or Glen Ellen Design Guidelines.
- 3) The re-zoning to WH is not appropriate for this site in the rural village of Glen Ellen.
- 4) Glen Ellen is a historic, rural village and the subject properties are not an appropriate location for dense housing.
- 5) Development of the Sonoma Developmental Center is forthcoming and will include a strong housing element, which is the obvious location for dense housing in the subject area.
- 6) Allowing "by right" development on these parcels, which would bypass the normal discretionary land use and EIR process, leaves the Glen Ellen community with no voice

- or input on the impact of the future, unknown, housing development. This could be considered a "taking" of the community's right to have input on the development and its impact on the community.
- 7) Allowing "by right" development of up to 22 units on these properties is completely inappropriate for this location due to the significant impact on traffic, infrastructure and the Glen Ellen community.
- 8) Significant and unavoidable impacts were identified in the EIR for cultural resources, traffic, removal of heritage redwood trees and wildfire risk. These impacts will greatly harm the community of Glen Ellen.
- 9) WH zoning is inappropriate for this location as Glen Ellen is not within an urban growth boundary, doesn't have the services or transit to support dense residential growth, and isn't an employment center.
- 10) The increased density and application of the WH Zone District on the subject parcels would be in conflict with General Plan policies applicable to Glen Ellen and the Glen Ellen Development and Design Guidelines and would be out of scale with Glen Ellen's small village character. The Draft EIR fails to address this impact.
- 11) Infill properties and locations on the Hwy 101 corridor are the appropriate locations for WH housing, not the rural, historic village of Glen Ellen, which has limited access to public transportation and other infrastructure necessary to support dense housing.
- 12) The impact of traffic generated by 22 units at the intersection of Carquinez Avenue and Arnold Drive is insurmountable and unacceptable due to the limited line of sight at this intersection (1 of 4 Arnold Drive crosswalks in the village of Glen Ellen), which is located directly in front of the subject properties, and the Arnold Drive/Warm Springs Road intersection, which is only 125' to the north. These issues are not adequately addressed in the EIR.
- 13) Arnold Drive is already a heavily travelled road and it is the only access in and out of the village of Glen Ellen. Adding a significant traffic load to the heart of the village is dangerous and unacceptable. Especially during evacuations, which we have experienced several times in recent years. This issue is not adequately addressed in the EIR
- 14) The property located at 13647 Arnold Drive, directly across Carquinez Avenue from the subject properties, has recently been redeveloped and now has 8 residential units and 2 ADU's planned, which will increase traffic on Carquinez Avenue and Arnold Drive. This issue is not adequately addressed in the EIR.
- 15) The property located at 939 Carquinez Avenue is for sale, is zoned commercial and may also be re-developed for housing, which would add to traffic on Carquinez Avenue and Arnold Drive.
- 16) The property located at the southwest corner of Arnold Drive and Warm Springs road is zoned mixed use and will be developed, which will add traffic to Arnold Drive.
- 17) The Elnoka development near Oakmont will also add traffic to Hwy 12.
- 18) Approval of WH for the subject properties will set a precedent for development of the properties identified in items 12, 13 & 14, which will further development and destroy the character of the rural historic village of Glen Ellen.

- 19) The Sonoma Developmental Center will be re-developed with mixed uses including a dense housing element (mandated by the State), which will add traffic to Arnold Drive. This issue is not addressed in the EIR
- 20) Rezoning of the subject properties to WH is inconsistent with the definition of WH, the General Plan, the Area or Specific Plans and the Scenic Resources Zone, all of which are applicable to the village of Glen Ellen and the subject properties. This inconsistency is not addressed in the Draft EIR.

Below is an analysis of sections of the EIR and issues raised that cannot be adequately mitigated and justify removal of GLE 1 & 2 from the re-zoning effort. The fact that there are significant impacts supports removal of GLE 1 & 2 from the re-zoning.

### **Aesthetics**

Aesthetics, page 4.1-59, Impact AES-3: "INDIVIDUAL PROJECTS IMPLEMENTED ON POTENTIAL SITES HAVE THE POTENTIAL TO ADVERSELY AFFECT PUBLIC VIEWS AND COMMUNITY AESTHETIC CHARACTER. IN URBANIZED AREAS, THE PROJECT WOULD CONFLICT WITH REGULATIONS THAT GOVERN DEVELOPMENT DESIGN STANDARDS. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION MEASURES INCORPORATED." The mitigation measures listed in the Draft EIR are not realistic and cannot reduce impacts to a level that is less than significant. Mitigation measure AES-1, Project Design Constraints, and AES-2, Structure Envelope Constraints, are not possible due to the size and configuration of GLE 1 & 2. The subject property would have to be entirely scraped, including removal of large trees, including redwoods, which will result in a new development in the middle of the historic rural village of Glen Ellen. It is not possible to develop GLE 1 & 2 as WH without greatly impacting the community aesthetic character or conflicting with the Glen Ellen Development and Design Guidelines. The mass, scale, and building coverage of the WH re-zoning development of GLE 1 & 2 cannot be mitigated.

### **Transportation Section**

TRA-2 does not adequately address the line-of-sight hazards at the Arnold Drive & Carquinez Avenue intersection due to the already congested area, pedestrian crossing, bus stop, parking for 2 restaurants, addition of housing at 13647 Arnold Drive and the nearby sharp curve.

TRA-3 does not adequately address emergency access and evacuation due to congestion and limited ingress/egress from the subject properties. We have been evacuated several times recently and Arnold Drive at Carquinez has been backed up with vehicles trying to exit the area.

Section 4.16.5 Cumulative Impacts – Traffic on State Route 12 and Arnold Drive in the Glen Ellen area will experience a cumulative impact from the housing mandated by the State at the Sonoma Development Center, the Elnoka development in eastern Santa Rosa and the development of GLE 1 & 2. This cumulative impact has not been adequately addressed in the

EIR and there are no possible mitigation measures due to the limited road infrastructure in the subject area.

### **Land Use & Planning**

- GLE 1 & 2 properties do not meet the Goal LU-1 points:
  - 1) High quality of life in the historic rural village of Glen Ellen.
  - 2) Capacity of public facilities for sewer & water, which are already restricted in the Sonoma Valley.
  - 3) Very limited job opportunities in the subject area.
- GLE 1 & 2 properties do not meet the Goal LU-2 points, which states future growth should be within the existing 9 cities. Sonoma Valley has limited water and sewer capacity and the surrounding immediate area of GLE 1 & 2 is not in the Urban Service Area.
- GLE 1 & 2 do not meet the Goal LU-3 points as the subject parcels are not considered "infill" within a city.
- GLE 1 & 2 do not meet Goal LU-7d points as Glen Ellen is a "very high" fire hazard area as proven by the 2017 and 2020 fires, which destroyed parts of Glen Ellen.
- Policy LU-20gg lists the development guidelines for GLE 1 & 2 (items 1-5), which substantiates GLE 1 & 2 cannot accommodate the re-zoning development.
- Policy LU-20h specifies that the re-zoning development must comply with the Glen Ellen Development & Design Guidelines and development of GLE 1 & 2 is not consistent with the Glen Ellen Development & Design Guidelines.

### Circulation & Transit Element

- GLE 1 & 2 are not compatible with any of the objectives or policies as Glen Ellen is not an urban area.
- CT 1.2) GLE 1 & 2 are not located on Hwy 101 or near SMART.
- CT 1.5) VMT will be increased due to limited services and jobs in Glen Ellen.
- CT 1.6) Transit system limitations and congestion on Arnold Drive.
- CT 1.7) The required number of jobs to support the re-zoning do not exist in Glen Ellen.
- CT 1.8) Encourage development in urbanized areas, which the historic rural village of Glen Ellen is not.

Section 4.1.1 Setting – GLE 1 & 2 are categorized as having the maximum, high and moderate Site Sensitivity Criteria, which substantiates GLE 1 & 2 being dropped from the re-zoning.

The proposed re-zoning of GLE 1 & 2 will allow development that will physically divide the historic rural village of Glen Ellen. The re-zoning effort conflicts with the existing land use plans and the scenic designations of the subject area. These issues cannot be mitigated and GLE 1 & 2 should be removed from the re-zoning effort.

Re-zoning of GLE 1 & 2 will allow development that will result in a "Dominate" visual impact.

Section 4.1.2 Scenic Zoning – GLE 1 & 2 are located on a Scenic Corridor (Arnold Drive) and the re-zoning development would push more traffic onto State Route 12, which is a designated State Scenic Highway.

GLE 1 & 2 are located in a Scenic Resources Combining District and re-zoning for higher density is not allowed in this district.

As specified in the Draft EIR, the development allowed by the re-zoning will result in a "High Site Sensitivity" and a "Dominate" visual impact, which supports removal of GLE 1 & 2 from the re-zoning effort.

GLE 1 & 2 are 2 of the 11 properties out of the 59 total properties being considered for re-zoning with High Site Sensitivity, Dominant designation and Significant impact.

Section 4.1, page 33, describes GLE 1 & 2, zoned SR (Scenic Resource), as being in the historic village of Glen Ellen, on a designated scenic corridor, surrounded by Scenic Landscape Units and a Community Separator. "The visual quality is high in this area...."

These statements substantiate removal of GLE 1 & 2 from the re-zoning effort.

Development allowed by the re-zoning of GLE 1 & 2 is not consistent with the Sonoma County General Plan, specifically:

Goal OSRC-1, objectives 1.1, 1.2 & 1.4: development of WH will not preserve the identity of and retain the rural character of Glen Ellen, and specimen trees will be destroyed.

Goal OSRC-2, objectives 2.1, policies 2a, 2b, 2d, 2e, 2f & 2h, development of WH will not retain the scenic character and Scenic Landscape designation of Glen Ellen. Development of WH, as allowed, will greatly exceed the 1 unit per 10 acres. The proposed WH is not allowed in the Glen Ellen Design Guidelines. The impacts of development of WH in the Scenic Landscape Unit and on the Scenic Corridor cannot be mitigated and the setbacks cannot be accommodated.

Goal OSRC-3, objectives 3.1, 3.2, policies 3a, 3b & 3c: development of WH will not preserve the landscape; will not preserve the high visual quality and the living environment of the residents and tourists. Any setbacks will not mitigate these issues.

Goal OSRC-5; development of WH will not retain and enhance the unique character of Glen Ellen.

Goal OSRC-6; development of WH will not preserve the unique and rural character of Glen Ellen. There are no mitigation measures that can preserve the character of Glen Ellen.

Goal LU-3, policy LU-3e, policy LU-20hh; Glen Ellen is unincorporated and the development of the subject parcels does not qualify as "infill" and the Community Separator must be preserved. Development of WH will not preserve the "rural village" of Glen Ellen and the development is not consistent with the Glen Ellen Design Guidelines.

Not meeting these goals and violating these policies justifies removal of GLE 1 & 2 from the rezoning effort.

The setbacks required in the Scenic Corridor and Scenic Resource District cannot be met and the Glen Ellen Design Guidelines cannot be followed to accommodate the re-zoning development of GLE 1 & 2.

### **Summary**

The EIR specifies that the re-zoning development of GLE 1 & 2 will result in a "High Site Sensitivity, Dominant and Significant Impact". Mitigation measures cannot address these critical issues and GLE 1 & 2 must be removed from the re-zoning effort.

Thank you for allowing me to submit these comments and please do not hesitate to contact me with any questions.

Best Regards,

Greg Guerrazzi

Greg Guerrazzi

From: johnamodeo@aol.com
To: PermitSonoma-Housing

**Subject:** County of Sonoma 6th Cycle Housing Element, permit Sonoma File No. PLP20-0018.

**Date:** Wednesday, July 12, 2023 12:53:14 AM **Attachments:** Letter to Planninc Commission 7-11-23.pages

### 7-11-23

Dear Sonoma County Planning Commission permitsonoma-housing@sonoma-county.org

Thank you for the opportunity to comment on the County of Sonoma 6th Cycle Housing Element, permit Sonoma File No. PLP20-0018.

I, John Amodeo, am a homeowner at 3121 Brush St. in Graton since 1988. I love this neighborhood and as a senior I have grown accustomed to the peace and quiet of the countryside. I relish the small town atmosphere and my partner, Monica, and I love our leisurely walks in the neighborhood.

We are deeply concerned, troubled, and disheartened by the proposal to add a large number of residences to our quiet neighborhood. Here are some of the many concerns we have.

One huge concern is the groundwater situation. Might tapping into the aquifer compromise my well and other resident's wells? This is a deep concern, especially with all the droughts we've been having, and wells going dry in some areas of the county.

Another serious concern is the drainage situation. Water flows from that property down the street, rushing into the apple orchard behind my property and then onto my property and our neighbor's property. During one year, the area under my house was flooded. Other neighbors have had problems as well due to the downhill direction of the water. An impervious surface that accompanies development seems likely to exacerbate this issue.

Also, road conditions on Jeannette and Brush Streets are inadequate for the increased traffic demand. And parking a large number of cars, not to mention visitors, could be a nightmare for the neighborhood.

Another troubling aspect of the proposal to develop this rural property is that this area appears to be an a habitat for grey foxes. We have seen them traipsing between that area and the apple orchard behind our home. These foxes are probably not an endangered species, but nevertheless, the lives and habitats of these precious creatures would appear to be at serious risk. Shrinking habitats for wildlife is something that concerns many of us, and hopefully you as well. It would seem important that this concern is fully addressed by the EIR.

We can appreciate the need for more housing in the county and the state mandate to do so, and we support the homeowner getting a fair price for his parcel, but we firmly belief that this development proposal would create an incompatible density for the surrounding properties. We are vehemently opposed to it.

In summary, we believe that 2 residences per acre should be maintained as consistent with the general plan in order to conserve the aquifer, minimize traffic, noise, and greenhouse gas emissions in Graton, and to preserve the peaceful feeling in the neighborhood. It seems more prudent to cluster density near convenient transit and services, something this rezoning does not do.

Thank you for hearing our views. A copy of this letter is also attached

Sincerely,

John Amodeo Monica Miller 3121 Brush St. Graton, CA 95444 707 829-8948 (landline)

From: johnamodeo@aol.com
To: PermitSonoma-Housing

**Subject:** County of Sonoma 6th Cycle Housing Element, permit Sonoma File No. PLP20-0018.

**Date:** Wednesday, July 12, 2023 12:53:14 AM **Attachments:** Letter to Planninc Commission 7-11-23.pages

### 7-11-23

Dear Sonoma County Planning Commission permitsonoma-housing@sonoma-county.org

Thank you for the opportunity to comment on the County of Sonoma 6th Cycle Housing Element, permit Sonoma File No. PLP20-0018.

I, John Amodeo, am a homeowner at 3121 Brush St. in Graton since 1988. I love this neighborhood and as a senior I have grown accustomed to the peace and quiet of the countryside. I relish the small town atmosphere and my partner, Monica, and I love our leisurely walks in the neighborhood.

We are deeply concerned, troubled, and disheartened by the proposal to add a large number of residences to our quiet neighborhood. Here are some of the many concerns we have.

One huge concern is the groundwater situation. Might tapping into the aquifer compromise my well and other resident's wells? This is a deep concern, especially with all the droughts we've been having, and wells going dry in some areas of the county.

Another serious concern is the drainage situation. Water flows from that property down the street, rushing into the apple orchard behind my property and then onto my property and our neighbor's property. During one year, the area under my house was flooded. Other neighbors have had problems as well due to the downhill direction of the water. An impervious surface that accompanies development seems likely to exacerbate this issue.

Also, road conditions on Jeannette and Brush Streets are inadequate for the increased traffic demand. And parking a large number of cars, not to mention visitors, could be a nightmare for the neighborhood.

Another troubling aspect of the proposal to develop this rural property is that this area appears to be an a habitat for grey foxes. We have seen them traipsing between that area and the apple orchard behind our home. These foxes are probably not an endangered species, but nevertheless, the lives and habitats of these precious creatures would appear to be at serious risk. Shrinking habitats for wildlife is something that concerns many of us, and hopefully you as well. It would seem important that this concern is fully addressed by the EIR.

We can appreciate the need for more housing in the county and the state mandate to do so, and we support the homeowner getting a fair price for his parcel, but we firmly belief that this development proposal would create an incompatible density for the surrounding properties. We are vehemently opposed to it.

In summary, we believe that 2 residences per acre should be maintained as consistent with the general plan in order to conserve the aquifer, minimize traffic, noise, and greenhouse gas emissions in Graton, and to preserve the peaceful feeling in the neighborhood. It seems more prudent to cluster density near convenient transit and services, something this rezoning does not do.

Thank you for hearing our views. A copy of this letter is also attached

Sincerely,

John Amodeo Monica Miller 3121 Brush St. Graton, CA 95444 707 829-8948 (landline)

From: <u>jnagle@sonic.net</u>

**To:** <u>PermitSonoma-Housing</u>; <u>Eric Gage</u>

Subject: Comment Letter for 6th Cycle house Element, Permit PLP20-0018, 3280 Hicks Road, APN: 130-146-003

**Date:** Wednesday, July 12, 2023 1:49:40 PM

Attachments: 3280 Hicks Road.pdf

Hello Mr. Gage

Please find my comment letter concerning the EIR for the public meeting this Thursday July 13, 2023.

I would like to attend, but I'm serving on the Russian River Water Forum, addressing water issue for the Russian River Watershed. Please provide these comments with the attention they deserve.

Thank You.

John J. Nagle

Graton CA.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

Date: July 12, 2023

Subject: 6th Cycle house Element, Permit PLP20-0018, 3280 Hicks Road, APN: 130-146-003

EIR SCH No. 2022060323: The EIR for General Housing Plan update.

As with any real-estate the key issue is always location. The Current draft EIR does not address the following location specific issues that are unique to the 3280 Hicks Road parcel that is included in the identified 43 infill parcels slated to have their zoning changed from 2 properties per acre to 20 dwellings per acre. The purpose of infill is to increase the utilization of existing infrastructure for a more sustainable and less energy intensive built environment. The proposed EIR does not address the impact that intense urban infill with have on this specific semi-rural property which does not have the supporting infrastructure that an urban infill project would enjoy.

### Carbon Foot Print.

The area around Graton does not have the infrastructure usually associated with urban infill projects. All services require a car trip. The EIR states that there is public transportation. The public transportation system that services this area is a subsistence system which only works if a destination is along a route. Simple shopping trips become a multiple hour activity. The lack of integration between SR City Bus and Sonoma County Transit does not provide integrated commute services needed for daily living. Most specialty services require trips into Santa Rosa. The jobs which occupants of these dwelling will hold, will most likely be in urban areas, a significate commute away. Sebastopol already has the highest single occupancy car trips in the county. The County's Greenhouse gas element of the general plan identifies transportation as the contributing 60% of Sonoma County's carbon emission. The carbon footprint resulting in car trips for commute and daily living from a high-density infill project away from essential services is in direct opposition to the carbon reduction goal for the county and our planet. Infill is not a sustainable concept for semi-rural areas. Current vacant commercial building stock could as easily be rezoned for infill housing. It's aways less expensive to retrofit existing building then building on Greenfields, especially when there are already water meters hooked to the building.

### Water Resources are impacted at this site in three ways.

<u>Drainage.</u> Although not visible in dry months, winter drainage in this area is already maxed out. During winter storms it is only through the diligence of neighbors constantly cleaning drains and constructing makeshift water bars that the houses along Brush Street not flooded with water. In the past drainage coming off 3280 Hicks Road and the lane to the east has overwhelmed the existing drains, and flooded the back yards, washing away landscaping and filling foundations. Hardscaping this property would increase the speed, force and volume of water, overwhelming drains and flooding downhill properties.

<u>Surface / Ground Water Interaction</u>. Currently Graton has the highest density of wells in Sonoma County. The impact of this density draws down the near surface ground water and

dewaters Green Valley and Atascadero Creeks which are failing habitats for the Central California Coast Coho listed as endangered under state and federal Endangered Species Acts and the Steelhead which are listed as threatened.

Although not in the Santa Rosa Plaine GSA, the issue of ground water extraction and the impact to streams and endangered species also exist in the Wilson Grove ground water basin. The only reason that the Wilson Grove is not required to be under Sustainable Groundwater Management Act regulations is because the boundaries of the Santa Rosa Plaine were extended into Sebastopol. Increasing the density of wells in the Graton area may also have the effect of having the Wilson Grove re-listed in Bulletin 118 as a medium impacted basin, undoing the hard work done by the county and cities to avoid that exact situation.

<u>Cone of Depression</u>. Placing a high-density development served by well water in the middle of rural properties, some with shallow wells, will create a cone of depression among existing wells and setting off a series of wells going dry, wells being dug deeper and lawsuit from real injury to existing homes. With a minimal standard of 150 gallons of water used per day, (3 laundry loads), a two-acre parcel with 40 units would extract a minimum of 6,000 gallons a day, drawing down the local water table impacting existing residential wells.

<u>Roads.</u> The roads around 3280 Hicks Road; Jennet, Hicks, Brush roads are rural roads with little on street parking, narrow lane with difficulty for two vehicles to pass one another. The impact of egress in emergencies of 40 additional units with two cars apices on the existing narrow, rough paved, unlined, shoulder less roadway has not been addressed in the EIR.

Prior to approving the Draft EIR, please address these environmental and resource issues.

Sincerely

John J. Nagle 3135 North Brush Street Graton, California From: JOYCE BEVINS

To: PermitSonoma-Housing

Subject: sidewalk/2 Redwood Trees

**Date:** Wednesday, July 12, 2023 11:04:51 AM

Project Planner Eric Gage, Board of Supervisors July 12 5 PM Co.of So. 6th Cycle Housing Element, Permit So. File No. PLP20-0018 There are 2 Redwood Trees with a circumference of 9 ft. that is 30 years old in front of 3360 Moorland Ave., owner, Joyce L. Bevins 043-152-042-000 Putting a sidewalk up against those trees severs the main roots of half the root system of each tree.

Which in turn, threatens the trees or my house in case of strong winds. Please do not put a sidewalk there. The currant sidewalk ends before my property begins.

Thank you, Joyce L. Bevins 3360 Moorland Ave. Santa Rosa, Ca. 95407

From: <u>Juliana Macri</u>

To: <u>PermitSonoma-Housing</u>; <u>district5@sonoma-county</u>

Cc: <a href="mailto:hagarlaura@gmail.com">hagarlaura@gmail.com</a>; <a href="mailto:dale.dougherty@gmail.com">dale.dougherty@gmail.com</a>; <a href="mailto:amie@sonomacountygazette.com">amie@sonomacountygazette.com</a>;

jim.sweeney@pressdemocrat.com; GUY.KOVNER@pressdemocrat.com

Subject: 3280 Hicks Road Upzoning Proposal

Date: Wednesday, July 12, 2023 5:05:07 PM

Dear Sonoma County Planning Commission,

Thank you for reaching out to our community regarding the County of Sonoma 6th Cycle Housing Element, permit Sonoma File No. PLP20-0018. I am writing to provide some feedback, from my personal perspective as a close neighbor of the parcel at 3280 Hicks Road and the adoption of the Final Environmental Impact Report (EIR) for the General Housing Plan update (SCH No. 2022060323). I reside with my partner, and my two year old son at 3129 Brush St. in Graton in 2021. We relocated from the city of San Francisco with the expressed purpose of finding a rural and quiet environment where our child could spend time a lot of time outside in nature and be part of a small, nurturing community. I cannot imagine a more perfect place than our wonderful little neighborhood on Brush Street. I am concerned that the proposed development, with the possibility of 40 units added in an otherwise very low density area, would fundamentally change the nature and long term health of the neighborhood that we first rented in, and then decided to purchase a house (our very first) in 5/2022.

I have worked as a primary care physician in Northern California since 2016. As such, I am reminded daily of the huge burden of homelessness and lack of affordable housing in our communities. I know and have personally witnessed how this affects so many people, in profound ways, and I have always voted and advocated for policies that increase housing stock in California. However, I question the thoughtfulness behind policy that would create this housing in a low density and minimally resources environment such as our neighborhood. Housing created in a rural environment where there is no public transportation, no jobs, no city services (including a very fundamental one.... Water!), does not create the opportunities or environment needed by the individuals in need of affordable housing in proximity to jobs and transport. It does not strike me as a well thought out plan, to be frank. I also am concerned about the lack of concern about the existing character of this community, which is why so many like myself (young people, buying their first home) are investing in this place – namely for the greenery, wildlife, open space, ability to have quiet and close knit communities, etc. We regularly observe grey foxes, hawks, and other animals who make the area behind our home there home (the 3280 Hicks Road plot that this discussion concerns). I am troubled that their homes would be disrupted. I am also concerned about the potential impacts on water resources. Us and all of our neighbors have challenges with drainage/run off given our location at the top of a steep hill, and development of this plot, covering it with driveways, parking lots and houses, would only exacerbate this expensive and problematic challenge for us. This is to say nothing of the fact that all of us are on individual wells and worry constantly about our long term access to water in the setting of ongoing and worsening drought. As anyone who has walked our neighborhood is aware, we have extremely narrow and poorly maintained roads and no sidewalks, so the additional traffic would create problems in terms of pedestrian safety and wellbeing, something we very much worry about given we have a toddler who is learning to ride his bike and walks to daycare with us each day. The proposed strategy of forcing high-density units into our community would also inadvertently

encourage sprawl and increase car ridership, which when taken together are significant contributors to greenhouse gases.

I understand the need to add new housing units, but I recommend looking at larger communities that are better equipped in terms of infrastructure, and already exhibit characteristics of high-density urban environments (e.g. downtown Santa Rosa, or locations in proximity to the SMART train). We will not achieve our environmental or sustainability goals if we do not start planning smarter, with individuals needs and the needs of our planets future in mind.

For wider dissemination, this letter is being forwarded to the Sonoma County Gazette, Sonoma County District Supervisor Lynda Hopkins, Santa Rosa Press Democrat, and Sebastopol Times. We ask that our concerns are heard by key decision-makers and our whole community.

Yours Sincerely,

Juliana Macri

Sent from my iPhone

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>Kimberly Blattner</u>

To: PermitSonoma-Housing; kim@sonomavalleycollaborative.org
Subject: Support for Sonoma Valley Collaborative recommendations

**Date:** Wednesday, July 12, 2023 4:31:39 PM

Dear Permit Sonoma staff and consultants to the Housing Element,

I, **Kimberly Blattner resident of the city of Sonoma**, support the following public comment made by Sonoma Valley Collaborative:

There are many good proposed actions in the Draft, but as a whole it is not strong enough or innovative enough to respond to the crushing housing affordability crisis we face in Sonoma County. We need a Housing Element that courageously tackles the evidence of this crisis: Permit Sonoma's own public engagement, the census, the Portrait of Sonoma County, the cascading closures of local businesses, and the heart-breaking housing struggles related by residents.

Facing the demographic evidence of Sonoma County losing so many of the people who make our County thrive, it's clear we need a Housing Element that forcefully changes our course. The Draft is not there yet. HCD also asks the County to "go beyond status quo."

Most importantly, the Draft omits an entire category of proven housing policies that help keep renters in their homes. We agree with Table 2 in the Draft, that "Displacement of residents due to economic pressures" is the highest priority factor that contributes to Sonoma County's fair housing issues. But Program 5, supposedly designed to prevent displacement, is inadequate. Its emphasis on housing production is misguided. Sonoma County can't rely solely on housing production, on meeting the RHNA, to stop our hemorrhaging losses of workers, families, seniors, and so many others. We must also protect people from losing their existing affordable homes, after which many leave the County.

#### Program 5: Displacement Avoidance

Sonoma Valley Collaborative asks that these policies be added to Program 5 or elsewhere: rent stabilization (not rent control or a rent cap), which limits rent increases to a percentage of inflation

just-cause eviction policy, which protects tenants from being evicted unless there's a specific justification, such as nonpayment of rent.

a rental registry, so that Sonoma County can track affordability, displacement, habitability, evictions, and other trends

Rent stabilization and/or just-cause protections exist in over 30 California cities and counties and have a track record of success.

#### Program 8: Protect Residential Lands and Units

Our members want faster, more vigorous action to reduce the number of vacation rentals and empty homes. Having over 10% of homes be unavailable to residents is not acceptable. We ask that the timeline in 8b for presenting policy options to the Board be accelerated to the end of 2024, not 2025.

#### Program 3: Protections for Mobile Home Parks

Mobile homes are a major source of unsubsidized affordable housing in Sonoma Valley and county-wide. On July 11, the Board of Supervisors directed staff to prepare for a Board item to amend the MHRSO on August 15, 2023. We ask that Action 3a be changed from "Continue to implement" the existing ordinance (which allows an annual space rent increase of 100% of the change in the Bay Area CPI, or 6%, whichever is less) to "Amend the Mobilehome Rent Stabilization Ordinance to limit space rent increases to no more than 4%, or 70% of the change in CPI (whichever is less)." The timeline for adopting the amendment should be mid-2024.

#### Program 15: Review and Update Zoning Code and General Plan

We ask that you add an ordinance to Program 15 creating a senior housing overlay district that would prevent designated senior mobilehome parks from being converted to all-ages parks. This will protect affordable housing options for seniors in the County and stop erosion of affordability of the existing senior parks. Many jurisdictions have senior housing overlay district, including Yucaipa, San Juan Capistrano, Huntington Beach, Ventura County, City of Ventura, and Santa Barbara.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

**From:** Greg Carr < Greg.Carr@sonoma-county.org>

Sent: Wednesday, July 12, 2023 1:06 PM

To: Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Scott Orr Sc

**To:** Scott Orr < <a href="mailto:Scott.Orr@sonoma-county.org">Scott.Orr@sonoma-county.org</a>>

**Subject:** Fw: July 13, 2023 Sonoma County Housing Element Recommendation

fyi

From: Leslie Markham < leslie am@sbcglobal.net>

**Sent:** Wednesday, July 12, 2023 11:19 AM

**To:** Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Larry Reed <<u>Larry.Reed@sonoma-county.org</u>>; <u>Evan.Wiig@sonoma-county.org</u>>; <u>evan.Wiig@sonoma-county.org</u>>; <u>Pat Gilardi@sonoma-county.org</u>>; Jacquelynne Ocana <<u>Jacquelynne.Ocana@sonoma-county.org</u>>; Kevin Deas <<u>Kevin.Deas@sonoma-county.org</u>>; Shaun McCaffery <<u>Shaun.McCaffery@sonoma-county.org</u>>; Eric Koenigshofer <<u>Eric.Koenigshofer@sonoma-county.org</u>>

Cc: Leslie < leslie am@sbcgloba.net >

**Subject:** July 13, 2023 Sonoma County Housing Element Recommendation

Dear Planning Commission,

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff, including the removal of the FOR-2, FOR-5 and FOR-6 sites. This appears to be the best solution given the:

 Significant adverse impacts identified which will remain even after mitigation measures have been instituted; and require that overriding considerations be addressed.

- Current infrastructure issues and unknowns regarding the sewers. Table 24 (Appendix D, page 375) lists Forestville as having an overall category of 3 for water/sewer. Page 374 of Appendix D stipulates: "Category 3 May be inadequate as is; significant improvements would likely be." The page also includes: "Category 3 sites have somewhat more extensive concerns such as a lack of water and/or sewer service in the vicinity of the parcel, or have supply/treatment deficiencies that cannot be easily mitigated. These parcels would require significant improvements or actions to provide water and/or sewer service."
- Current condition of roads in Forestville as it relates to ingress and egress are currently less than adequate, and there would be significant impact to those roads with a "large" increase in population. Also reference the Draft PEIR where it indicates that transportation would result in significant and unavoidable impacts (ref. 4.16 and page 5-3)
- Concern as it relates to wildfire, and the evacuation of residents.
- At least one letter (I believe there may be other properties and landowners as well) from the current landowner of FOR-2 who states that the family has owned the property for five generations, and has no intention of selling the property.
- Numerous other concerns raised by the community.

Referencing Appendix D, pages 347 - 372, the Staff has identified and added other projects and sites that could be use to offset the removal of FOR-2, FOR-5 and FOR-6. The alternative locations suggested appear to be a much better solution in that significant adverse impacts would be avoided to a greater degree; and the location of the newly identified parcels would be much better suited for access to amenities, jobs, transportation, etc. In addition, less significant improvement would be required as it pertains to water, sewer, and roads.

Thank you for your consideration.

Sincerely,

Leslie Markham

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

Subject: FW: July 13, 2023 Sonoma County Housing Element Recommendation

**Date:** Wednesday, July 12, 2023 1:15:43 PM

**From:** Leslie Markham < <a href="mailto:leslie_am@sbcglobal.net">leslie_am@sbcglobal.net</a>>

**Sent:** Wednesday, July 12, 2023 11:19 AM

**To:** Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Larry Reed <<u>Larry.Reed@sonoma-county.org</u>>; <u>Evan.Wiig@sonoma-county-county.org</u>> <<u>evan.wiig@sonoma-county-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Jacquelynne Ocana <<u>Jacquelynne.Ocana@sonoma-county.org</u>>; Kevin Deas <<u>Kevin.Deas@sonoma-county.org</u>>; Shaun McCaffery <<u>Shaun.McCaffery@sonoma-county.org</u>>; Eric Koenigshofer <<u>Eric.Koenigshofer@sonoma-county.org</u>>

Cc: Leslie < leslie am@sbcgloba.net>

**Subject:** July 13, 2023 Sonoma County Housing Element Recommendation

Dear Planning Commission,

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff, including the removal of the FOR-2, FOR-5 and FOR-6 sites. This appears to be the best solution given the:

- Significant adverse impacts identified which will remain even after mitigation measures have been instituted; and require that overriding considerations be addressed.
- Current infrastructure issues and unknowns regarding the sewers. Table 24
   (Appendix D, page 375) lists Forestville as having an overall category of 3 for
   water/sewer. Page 374 of Appendix D stipulates: "Category 3 May be
   inadequate as is; significant improvements would likely be." The page also
   includes: "Category 3 sites have somewhat more extensive concerns such as a
   lack of water and/or sewer service in the vicinity of the parcel, or have
   supply/treatment deficiencies that cannot be easily mitigated. These parcels
   would require significant improvements or actions to provide water and/or sewer
   service."
- Current condition of roads in Forestville as it relates to ingress and egress are currently less than adequate, and there would be significant impact to those roads with a "large" increase in population. Also reference the Draft PEIR where it indicates that transportation would result in significant and unavoidable impacts (ref. 4.16 and page 5-3)
- Concern as it relates to wildfire, and the evacuation of residents.
- At least one letter (I believe there may be other properties and landowners as well) from the current landowner of FOR-2 who states that the family has owned the property for five generations, and has no intention of selling the property.
- Numerous other concerns raised by the community.

Referencing Appendix D, pages 347 - 372, the Staff has identified and added other

projects and sites that could be use to offset the removal of FOR-2, FOR-5 and FOR-6. The alternative locations suggested appear to be a much better solution in that significant adverse impacts would be avoided to a greater degree; and the location of the newly identified parcels would be much better suited for access to amenities, jobs, transportation, etc. In addition, less significant improvement would be required as it pertains to water, sewer, and roads.

Thank you for your consideration. Sincerely, Leslie Markham

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: <u>Lyndi Brown</u>

To: <u>Eric Gage</u>; <u>PermitSonoma-Housing</u>

Cc: Lyndi Brown

Subject: Planning Comm. Mtg. July 13 2023 to the Commission PRMD DHE FEIR comments

Date:Wednesday, July 12, 2023 4:15:12 PMAttachments:PRMD DHE FEIR comments 7-11-23.docx

2002 - 404 Penngrove Sewer Capacity Study.pdf

Hello Mr. Gage,

RE Planning Commission mtg. July 13 at 1 pm.

I support Penngrove Area Plan Advisory Committee's comments and recommendations on PRMD's DHE FEIR on the PSZ (Penngrove Sanitation Zone) and Traffic Study improvement recommendations to the Planning Commission for the hearing.

Attached below are ALL PAPAC's FULL comments on the PSZ during the entire process and also the SCWA sewer study.

Thank you for recording my support, Lyndi Brown, homeowner since 1994 PO Box 1030, Penngrove CA 94951 lyndi@sonic.net 707 795-1107 landline

<u>PAPAC (Penngrove Area Plan Advisory Committee)</u> **PSZ (Penngrove Sanitation Zone)** <u>**DHE FEIR**</u> **comments and** <u>recommendations</u>:

#### **Comments**

The proposed 2023 DHE FEIR <u>does not evaluate</u> the capacity of the Penngrove system to handle the added demand from the proposed sites. There should also be an assessment from the service provider <u>whether or not</u> there is currently available capacity for both the build out of the existing service area under current zoning as well as the increased demand from the proposed rezoning.

#### **Recommendations**

PAPAC's PSZ (Penngrove Sanitation Zone) recommendations to the Commission:

Table 24: Water and Wastewater Availability by Service Area. Page APP-375

Move the PSZ (sewer) proposed Penngrove rezone sites from Category 2 to Category 3.

Likely inadequate as is, may require significant improvements.

<u>PAPAC (Penngrove Area Plan Advisory Committee)</u> **DHE FEIR Traffic Study** comments and <u>improvement recommendations:</u>

#### Comments

The DHE FEIR Traffic Study for the <u>DHE FEIR</u> recommended improvements are at the 2 Penngrove intersections (Adobe/Main and Old Redwood/Main). The study recommended <u>increasing the capacity of</u>

<u>both intersections</u> by updating the signal timing (i.e., providing more "green time" to some movements, to accommodate the added traffic, which would reduce the average delay and thus increase the effective capacity. This would, of course, ultimately increase the volume of traffic passing through Penngrove.

The DHE FEIR Traffic Study improvement recommendations are "generally" geared toward adding capacity to reduce delay and ultimately "increase the volumes" of traffic. The traffic improvement recommendations were made in a vacuum, in contradiction, without any oversight and reference to "specific" County Penngrove Planning policies, application protocols, and guidance to "reduce" and traffic calm local and regional traffic volumes thru central Penngrove.

#### Recommendations

The PAPAC (*Penngrove Area Plan Advisory Committee*) requests that the Commission <u>revise the DHE</u>
<u>FEIR Traffic Study recommended improvements to conform to</u>"

1) All the <u>Penngrove</u> Area Plan policies and General Plan Circulation Element Section 7.7 "<u>specific"</u> policies, application protocols, and guidelines to "reduce" and traffic calm local and regional traffic volumes thru central Penngrove.

NOTE: There is a currently <u>a major sub-regional traffic study</u> underway to implement the <u>Penngrove</u> Area Plan policies and General Plan Circulation Element Section 7.7 "<u>specific"</u> policies, application protocols, and guidelines to "reduce" and traffic calm local and regional traffic volumes thru central **Penngrove**. Regional traffic impacts in the community of Penngrove cannot be properly evaluated in a vacuum, in isolation from the sub- regional traffic circulation context in which it can best be understood and assessed.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

## PENNGROVE SEWER CAPACITY STUDY

By David Grundman November 4, 2002

#### **SUMMARY**

The Penngrove sewage collection capacity was analyzed based upon the current flow rates projected to build out and then included the proposed additional loading from the Sonoma County General Plan – Draft Housing Element. It was found that the existing collection system is not adequate to handle build out flows from the sanitation zone.

Three reaches of the collection system appear to be inadequate. When the additional loadings from the Draft Housing Element are 100% applied, then the situation becomes worse. Two of the reaches will need to be upgraded even under the current projected buildout plan. The current flow rates are handled by the collection system and the addition of the proposed Draft Housing Element will not tax the collection system under current flow conditions.

#### **PURPOSE**

The purpose of this study is to evaluate only the sewer capacity of the Penngrove collection system based upon current flow data and current zoning with proposed changes. Those changes are suggested in the Draft Housing Element of the Sonoma County General Plan, April 20, 2001.

#### **DOCUMENTS**

Exhibit A: Kennedy/Jenks/Chilton (K/J/C) completed a sewer capacity study in June of 1990. Corrections were made to reflect current flow rates and zoning.

Exhibit B: Sonoma County General Plan – Draft Housing Element (DHE), April 20, 2001, December 17, 2001 revisions, excerpts relative to Penngrove. It appears that a total of 55 units are proposed with about 34 being additional units.

Exhibit C: Master list for Penngrove listing all of the sewer connections dated 10-17-01 for a total of 471.29 ESDs.

Exhibit D: An old document dated September 4, 1992 showing a calculation for the average dry weather flow (ADWF)/ESD to be 236 gpd/ESD. This number may have come down over the years due to water conservation, but there are no current meter readings available for Penngrove.

Exhibit E: A partial set of plans for the Penngrove collection system along with capacity calculations for each reach.

Exhibit F: A series of spreadsheets, which analyze the expected flows at buildout with and without the DHE included.

#### BACKGROUND

The sewage from this system is pumped to Petaluma for treatment under an agreement, which currently limits the connected load to the equivalent of 3,000 people. The current loading is calculated to be about 1,251 people based upon the current masterlist load of 471.29 ESDs and the 2.655 persons per ESD as shown in Exhibit B.

J/K/C completed a sewer capacity study in May of 1988. The study formed a basis for this current study. The J/K/C study contains two errors for the capacity of Lines E and N. The line E error was for the slope of the line, which when corrected did not change the ability of the collection system to handle additional loading.

Line N is a different matter. This line is actually composed of two 6-inch lines used for siphons. It appears that the cross sectional area of the two pipes was totaled and an equivalent pipe used to produce the capacity calculation. The correct method would be to simply add the capacity of each separate line together instead of attempting an equivalent pipe. The end result, including an adjustment for the n-factor, is that Line N has an actual capacity of 0.52 MGD instead of 1.18 MGD shown in the study.

The J/K/C study points out two other reaches that appear to be in need of upgrading in order to carry the total buildout flows. They are known as lines P and L in the J/K/C study.

#### **ANALYSIS**

The K/J/C study was corrected directly per the notes above. This information was then entered into a series of spreadsheets (Exhibit F), which developed the peak wet weather flow (PWWF) with and without the DHE. Spreadsheet #9 shows where the DHE comes from. This information is then routed to Spreadsheets #1 and #2, which develop the (ADWF) as a basis.

The PWWF is then developed in spreadsheets #3 and #4 by adding the I&I to the ADWF (increased by a wet weather factor ranging from 4.5 to 5).

Spreadsheet #5 and #6 are a summary comparison of the PWWF to the sewer capacity. The spreadsheets suggest that capacity is already limited in three reaches of the collection system. Spreadsheet #5 indicates that the siphon located in reach point 5-13 (area N) will be short about 15 ESDs under current buildout conditions. Additional study may show that this will not be a problem. It appears that the K/J/C study may have simply used a straight pipeline analysis to determine the capacity of the siphon instead of a siphon analysis.

Two other reaches for areas P and L are also short on capacity under the same conditions. Areas P and L where also pointed out in the K/J/C study as being short on capacity.

A comparison between spreadsheets #5 and #6 show that the addition of the DHE units will just make things worse as can be expected. The proposed DHE units are located above the areas P and L, which are the two lowest reaches of the collection system; therefore moving the DHE units to another reach will not accomplish anything.

Spreadsheets #7 and #8 show that the two lowest reaches (areas P and L) can accommodate the additional loading from the DHE units under current flow conditions. An overloading of the two lower reaches is expected some time in the future unless additional capacity is developed. This can take the form of greater water conservation, parallel lines, or direct replacement of some existing lines. It is unlikely that Area N (the siphon) will be able to accommodate the additional loading from the DHE units without further study.

#### CONCLUSION

The Penngrove collection system does not appear to have sufficient capacity to handle the expected build out loading under current zoning conditions along three reaches of the system. Capacity improvements are required just to meet the current buildout plan. The additional load from the DHP cannot be handled without capacity improvements.

Daveg/Penngrove Sewer Capacity Study

547

### Kennedy/Jenks/Chilton

Marathon Plaza, Tenth Floor 303 Second Street San Francisco, California 94107 415-362-6065

4 June 1990

Mr. K. Giovannetti Senior Civil Engineer Sanitation Division County of Sonoma 575 Administration Drive Room 117A Santa Rosa, CA 95403

Subject: Penngrove (CSA #19) Sewer System Capacity Study

K/J/C 900010.00

Dear Mr. Giovannetti:

We have completed the sewer system capacity study for the Penngrove area in accordance with our Agreement. The enclosed report describes the work performed, and presents our conclusions and recommendations. Twenty-five copies are furnished.

We have enjoyed working with you, Larry Brown, and John Sciborski on this study. The analysis was done by Jill Bicknell and Kerwin Allen of our office, under my direction. If we can provide any further assistance on this matter, please call.

Very truly yours,

KENNEDY/JENKS/CHILTON

Daniel F. Seidel, P.E.

Project Manager

DFS/kadWPC113

Enclosure

#### TABLE OF CONTENTS

<u>Title</u>	age
INTRODUCTION	1
Background Objectives	1
METHODOLOGY	1
Sources of Information Method of Approach Design Criteria	1 2 3
RESULTS	4
Average Dry Weather Flows Peak Wet Weather Flows Sewer System Capacity	4 4 4
CONCLUSIONS AND RECOMMENDATIONS	· 5

#### LIST OF TABLES

- Table I Estimated Average Dry Weather Flows, Ultimate Build-out Condition
- Table 2 Estimated Peak Flows and Available Capacity
- Table 3 Estimated Capacity of Sewer Lines

#### LIST OF FIGURES

- Figure 1 Penngrove Land Use Plan Map
- Figure 2 Sewage Flow Peaking Factors
- Figure 3 Sewer System Map

#### INTRODUCTION

#### Background

County Service Area No. 19 (CSA 19) provides sewer service to the community of Penngrove. The community is located in central Sonoma County along the Highway 101 corridor, within the Rohnert Park-Cotati planning area. A land use plan map is presented on Figure 1.

Penngrove is a community of primarily urban and rural residential land uses, with some commercial and industrial areas along Old Redwood Highway. Its population was estimated at 800 in 1980, and projected to increase to 900 in 1990 and 1,400 by the year 2005. It is surrounded by rural residential development areas which are beginning to be developed.

In order to be able to respond to requests for new sewer services, the Sonoma County Department of Public Works (the County) retained Kennedy/Jenks/Chilton to perform a sewer system capacity study and estimate the available capacity in the existing sewer system. Kennedy/Jenks/Chilton was authorized to perform the study per Agreement with the County dated 30 November 1989 and to begin work on 29 January 1990.

#### Objectives |

The study involved an evaluation of the Penngrove sewer system with the following objectives:

- Determine the system capacity required to serve the "build-out" population of CSA 19 allowed by the 1989 General Plan within the existing service area boundaries;
- 2. Determine the residual capacity available in each pipe line at ultimate build-out conditions.

The results of the study provide the County with information to help respond to requests for annexations or increases in population densities.

#### **METHODOLOGY**

#### Sources of Information

The following information was obtained from the County for use in this study:

- Sonoma County General Plan Land Use Element and Public Facilities and Services Element, Sonoma County Planning Department, adopted 23 March 1989;
- Land Use Plan Map: Rohnert Park-Cotati and Environs, Sonoma County General Plan, adopted 23 March 1989;

- Sonoma County Assessor's Parcel Maps;
- 4. Sanitation User Inventory Master List, prepared by Sonoma County Public Works Department, dated 27 October 1989;
- 5. Construction Drawings, County Service Area No. 19, Wastewater Collection and Pumping Facilities Project C-06-1112, Sheets G-1, C-1 through C-47, February 1977.

Peaking factors for wastewater flows were obtained from Figure 4 of <u>Design and Construction of Sanitary and Storm Sewers</u>, American Society of Civil Engineers, Manuals and Reports on Engineering Practice, No. 37, 1969. The selected peaking factor curve is reproduced on Figure 2 of this report.

#### Method of Approach

The methodology used to estimate the available capacity in the Penngrove sewer system is described below:

- 1. A map of the existing sewer system was superimposed on a composite of the assessor's parcel maps and divided into 15 major sewer lines of relatively uniform diameter and slope. The boundaries of the contributing areas to each line were determined and the size of each area in acres was estimated, using information from the assessor's maps and the construction drawings. (Note that the size of a contributing area equals the sum of the areas of its individual parcels and does not include street and road areas.)
- 2. The estimated average dry weather flow (ADWF) from each contributing area was calculated as follows. The existing wastewater flows were determined from the County's sanitation user inventory master list of equivalent single dwellings (ESDs) on each developed parcel in the service area. Future flows from undeveloped parcels were estimated based on the maximum density allowed by the land uses specified in the General Plan (Figure 1) and unit flow rates associated with those uses (see Design Criteria). Estimated flows from all parcels in a contributing area were summed to compute the total ADWF from each area. Area ADWFs are presented in Table 1.
- 3. The total (or cumulative) ADWF for each pipe line was estimated by adding ADWFs from all upstream lines to the ADWF of the contributing area to that line (see Table 2).
- 4. Peak dry weather flows (PDWFs) for each pipe line were estimated by applying a peaking factor to the cumulative ADWF for that line. The peaking factor was selected from a graph of peaking factors versus population (Figure 2). To use the graph, an equivalent population associated with the cumulative ADWF of a particular line was calculated, based on the ESD

flow rate and an average household size of approximately 2.7 persons (from the County General Plan, Land Use Element, Table LU-11). The cumulative ADWF multiplied by the peaking factor yielded the cumulative PDWF (see Table 2).

- 5. Wet weather infiltration/inflow (I/I) was computed on a gallon per day per acre (gpad) basis. The estimated I/I from each contributing area was summed to produce a cumulative I/I for each pipe line. The cumulative I/I was added to the cumulative PDWF to obtain the peak wet weather flow (PWWF) for each line (see Table 2). The estimated PWWF represents the total capacity required in a given line to adequately serve the needs of its contributing service area.
- 6. The design capacity of each pipe line was computed using Manning's equation for open channel flow. Since pipe capacity is controlled by slope, the minimum slope of the line was used to compute the capacity of the line if the entire line was not of constant slope. The pipe characteristics and computed design capacities are presented in Table 3.
- 7. The final step was to subtract the PWWF from the computed design capacity to determine the available capacity in each line. The results of these computations are presented in the last columns of Table 2. The available capacities are expressed in million gallons per day (MGD) and in equivalent single dwellings (ESDs). A negative result indicates that the line has insufficient capacity for peak wet weather flows under build-out conditions.

A map of the Penngrove sewer system showing the 15 designated pipe lines and contributing areas is presented on Figure 3.

#### Design Criteria

For estimating existing ADWFs, a value of 220 gallons per day (gpd) per ESD was used. This value was estimated by the County Public Works Department based on actual wastewater flow data collected during the period July through October 1989, and is higher than the 181 gpd per ESD used in the General Plan revision of 1989. For estimating future ADWFs from undeveloped parcels, the following unit flow rates were assumed for each specified land use on Figure 1:

- Residential (UR and RR): 1 ESD (220 gpd) per unit, assuming maximum density (in whole units)
- 2. Commercial (Limited and General): 600 gpad
- 3. Industrial (Limited): 800 gpad
- 4. Quasi-Public (Schools and Parks): 220 gpd per ESD value assigned by Sanitation User Inventory Master List

Ultimate build-out was used to evaluate the worst case hydraulic condition for the system. It is not anticipated that the General Plan population of 1,400 for the year 2005 will be exceeded.

Peak I/I rates were assumed to be 800 gpad, regardless of land use. Flowing full capacities of pipe reaches were computed using Manning's equation, assuming an "n" value of 0.013 for transite (asbestos concrete) pipe.

#### RESULTS

#### Average Dry Weather Flows

The computation of ADWFs at the ultimate build-out condition is presented in Table 1. The estimated total ADWF generated from the service area is approximately 151,000 gallons per day.

#### Peak Wet Weather Flows

The computations of cumulative ADWFs, cumulative PDWFs, contributions from I/I and cumulative PWWFs are presented in Table 2. The cumulative PDWF for the entire system is approximately 0.70 MGD. The cumulative I/I for the system is estimated to be approximately 0.32 MGD, bringing the total cumulative PWWF to 1.0 MGD.

At the request of the County, an I/I rate of 800 gpad was used to calculate cumulative I/I and PWWFs. Based on this assumption, total I/I represents about 30 percent of the peak wet weather flow. This assumption may be conservative, given that the sewer system is only 13 years old and that local groundwater levels are typically below the pipe inverts. However, this rate is probably appropriate for a future condition of ultimate build-out and a somewhat deteriorated sewer system.

#### Sewer System Capacity

The flowing-full capacity of each sewer line was computed and presented in Table 3. These capacities were then transferred to Table 2 and compared to the estimated cumulative PWWFs to determine the available capacity of each line. In most cases, sewers were designed using a slope that would achieve a minimum self-cleansing velocity of approximately 2 feet per second.

In Table 2, available capacity is expressed in MGD and in ESDs (by dividing the available capacity in gpd by 220). Available ESDs represent the excess capacity in the sewer line above the capacity required to serve build-out in the area served by each line. Build-out is calculated using densities allowed in the General Plan.

The computations indicate that all lines have sufficient capacity for peak wet weather flows at ultimate build-out except the two most downstream sections, line P (from point 13 to point 9) and line L (point 9 to point 10). The flowing-full capacities of lines P and L appear to be less than required capacity by 0.06 and 0.24 MGD, respectively.

#### CONCLUSIONS AND RECOMMENDATIONS

The analysis of the Penngrove (CSA 19) sewer system capacity and the estimated peak flows under ultimate build-out conditions indicates that the existing sewer system has sufficient capacity for future flows in the upper reaches of the sewer system. However, two reaches of the main trunk sewer (shown as lines L and P on Figure 3) connecting the upper reaches to the pump station have inadequate capacity for build-out conditions. Line L causes the most severe restriction due to its flat (minimum) slope and limits system capacity to 0.78 mgd.

Replacing the existing 10-inch diameter pipes in lines L and P with 12-inch diameter pipes or constructing a relief sewer will be necessary to meet build-out conditions within the CSA. No excess capacity exists to serve areas outside of the CSA, unless the two lines are replaced.

Based on these conclusions, the following recommendations are made:

- The County should continue to monitor sewer system flows to verify I/I rates and unit ESD flow rates.
- Lines L and P should be replaced when approaching their 0.78 mgd capacity. Installation of 12-inch diameter pipes will increase capacity to 1.02 mgd, matching the estimated build-out flow.
- Consideration should be given to installing 15-inch diameter pipes for these lines if it is contemplated that areas outside the CSA boundaries will be annexed in the future.

## ESTIMATED AVERAGE DRY WEATHER FLOWS, MAXIMUM BUILD-OUT CONDITION

CONTRIBUTARY AREA	GENERAL	AREA	EQUIV.	ULTIMATE ADUF (GPD)	TOTAL ADWF
TO LINE	PLAN	(AC)	(ESDs)	(1)	TO LINE
A ·	UR-1	27.0	27	5940	
•	UR-2	21.4	42	9240	
	UR-4	11.7	44	9680	
					24,860
	um_4	/2.0	42	9240	•
В	ur-1	42.8	42	9240	9,240
			•		7,240
5	UR-1	5.2	. 5	1100	
	ur-2	14.5	28	6160	
÷	LIM. IND	16.5	NOT APPLICABLE	13200	
					20,460
. р	UR-1	21.6	21	4620	
	VA I	21.0	1	4040	4,620
			•		, .,,,,,,,,
€ .	UR-1	7.8	7	1540	
	UR-2	4.7	8	1760	=
		•			3,300
F	UR-1	1:2	1	220	
Į,	UR-2	26.5	52	11440	
	GEN. COMM.	2.8	NOT APPLICABLE	1680	
	,		•	•	13,340
				44.45	
G	UR-2	14.4 8.5	28	6160 5100	
	LIM. COMM.	0.0	NOT APPLICABLE	. 2100	11,260
					11,200
н	UR-1	8.4	- 8	1760	
	UR-6	. 13.2	78	17160	
	UR-2	4.3	8	1760	
	QUASI	7.3	6 (2)		
	GEN. COMM. LIM. COMM.	2.2 3.4	NOT APPLICABLE	1320 2040	
	22114 OM 1114	3.7	WOT AFFEIGNBEE	2040	25,360
	•			,	,
I	UR-1	18.2	18	3960	
	UR-2	21.3	42	9240	•
* .	LIM. COMM.	4.3	NOT APPLICABLE	2580 1600	
	LIM. IND. QUASI	2.0 2.3	NOT APPLICABLE 1 (2)	1600 220	
-		2.3		, 250	17,600
ē					
J	*RR-2	4.8	2	440	
	•				440
v	. RR-2	1.5	. 1	220	
K	GEN. COMM.	0.90	NOT APPLICABLE	540 540	•
	GERT COPIE	0.70	NOT AFFETCABLE	770	760
L	UR-2	6.5	12	2640	
	RR-2	21.2	10	2200	
					4,840
M	UR-4	11.4	44	9680	
. н	LIM. COMM.	1.6	NOT APPLICABLE	960	
	QUASI	5.5	3 (2)		
		- 10	- <b>\-</b>		11,300
N		0.0	NOT APPLICABLE	, O	
					ū
D	RR-2	74 7	18 .	3960	
P	7. T	36.7	10	3700	3,960
					J, 700
TOTALS		403.6			151,340

NOTE:

Based on ESD flow rate of 220 gpd/unit for residential areas, 600 gpad for commercial areas, and 800 gpad for industrial areas. ESD for quasi-public area obtained from Sanitary User Inventory Master List.

²⁾ 

TABLE 2 PENNGROVE SEWER CAPACITY STUDY ESTIMATED PEAK FLOWS AND AVAILABLE CAPACITY

LINE NO	FROM POINT	TO POINT	INCR ADMF (GPD) (1)	CUMULATIVE ADWF (GPD)	CUN EQUIV POP (2)	PEAKING FACTOR	CUMULATIVE PDWF (MGD)	INCR AREA (ACRES)	PEAK I/I (HGD) (4)	(MGD)	CUMULATIVE   PHWF   (HGD)	LINE CAPACITY (MGD) (5)	AVAILABLE CAPACITY	AVAILABLE EQUIV. ESD	NO FINE
Α	1	5	24,860	24,860	305	5.0	0.124	60.1	0.048	0.048	0.172	0.500	0.328	1,490	A
В	2	. 4	9,240	9,240	113	5.0	0.046	42.8	0.034	0.034	0.080	0.500	0.420	1,908	B
H	   4	12	25,360	34,600	425	5.0	0.173	38.8	0.031	0.065	0.238	G.500	0.262	1,190	fi
М	12	5	11,300	45,900	563	5.0	0.230	18.5	0.015	0.080	0.310	0.500	0.190	866	• н
С	3	11	20,460	20,460	251	5.0	0.102	36.2	0.029	0.029	0.131	0.500	0.369	1,676	С
ī	11,	6	: 17,600	38,060	467	5.0	0.190	48.1	0.038	0.067	0,258	0.500	0.242	1,101	1
D	   14	15	4,620	4,620	57	. 5.0	0.023	21.6	0.017	0.017	0.040	0.360	0.320	1,454	D
E	15	7	3,300	7,920	97	5.0	0.040	12.5	0.010	0.027	0.067	0.500	0.433	1,969	E
K	   7	6	760	8,680	107	5.0	0.043	2.4	0.002	0.029	0.073	0.500	0.427	1,943	K
d	6	13	440	47,180	579	5.0	0.236	4.8	0.004	0.100	0,336	0.500	0.164	746	il
N	5	13	0	70,760	868	5.0	0.354	0.0	0.000	0.128	0.482	1.186	0.698	3,173	N
p	   13	9	3,960	121,900	1,496	4.8	0.585	36.7	0.029	0.257	0.843	0.780	-0,063	٥	P
F	8	16	13,340	13,340	164	5.0	0.067	30.5	0.024	6.024	. 0.091	0.360	0.269	1;224	, F
Ġ	1 16	ç	11,260	24,600	302	5.0	0.123	22.9	0.018	0.042	0.165	0,500	0.335	1,523	G
L ·	10     9	10	4,840		1,857	4.6	0.696	27.7	0.022	0.323	1.019	0.780	-0,239	0	L

NOTES:

1)From Table 1

2)Based on an ESD flow rate of 220 gpd and an average of 2.7 persons per single dwelling

3)From Figure 2

4)Based on an assumed I/I rate of 800 gpad  $\checkmark$ 

5)From Table 3

92 NETEL RENOWES =

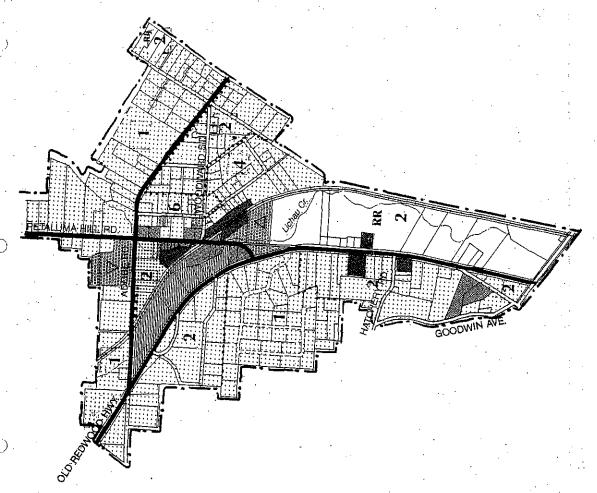
(256) GPM + 106 = 260 GPM - USE FOR 10HOF TOTAL ADMIL ESD = 26 FIRST TRY: ADD 76 EDD TO LEE PEACHS
INCLUDE 10% F5

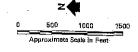
TABLE 3
PENNGROVE SEWER CAPACITY STUDY
ESTIMATED CAPACITY OF SEWER LINES

	LINE IGNATION	FROM POINT	TO POINT	DIAH (IN)	PIPĘ TYPE	MIN. SLOPE (FT/FT) (1)	AREA (FT2)	HYD RADIUS	'n' VALUE	ESTIMATED CAPACITY (MGD)	
L	INE A	1	5	. 8	TRANSITE	8.0040	0.35	0.167	0.013	0.50	
L	INE B	2	4	8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	•
L	NE H	4	12	8	TRANSITE	0.0040	0,35	0.167	0.013	0.50	
L	INE M	12	5	8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
	NE C	3	11	8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
	INE 1	11	6	8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
LI	NE D	14	15	6	TRANSITE	0.0100	0.20	0.125	0.013	0.36	
LI	NE E	15	7	8	TRANSITE	0.08400.0	0.35	0.167	0.013	D- <del>5</del> 0	
LI	NE K	. 7	6	. 8	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
L1	NE J	. 6	13	8	TRANSITE	0,0040	0.35	0.167	0.013	0.50	WONG APPROPH
LI	NE N	5	13	(2x6)	TRANSITE	0.0100 PER	6.40	0.250	0.013	4,16	- WRONG APERDICH -D. 52
ĻĪ.	NE P	13	9	10	TRANSITE	0.0030	0.55	0.208	0.014	FOR CIP 0.78	
LI	NE F	~ ₈	16	6	TRANSITE	0.0100	0.20	0.125	0.013	0.36	. •
LI	NE G	16	. 9	В	TRANSITE	0.0040	0.35	0.167	0.013	0.50	
LI	4E L	9	. 10	10	TRANSITE	0.0030	0.55	0.208	0.013	0.78	

NOTE:

Represents minimum slope of pipe sections in each line. Most pipes were designed at minimum slope, i.e. that slope which would maintain a flowing-full velocity of approximately 2 ft/sec.





Legend:	-
∭UR∭	Urban Residential (1)
<u>r</u> r	Rurel Residential (2)
	General Commercial
	Limited Commercial
	Limited Industrial
Annual Control of Control	Quasi-Public
Δ.	Parks
$\nabla$	Schools
******	Density Boundary

#### Notes:

(1) Number indicates units per acre.

Number indicates acres per unit.

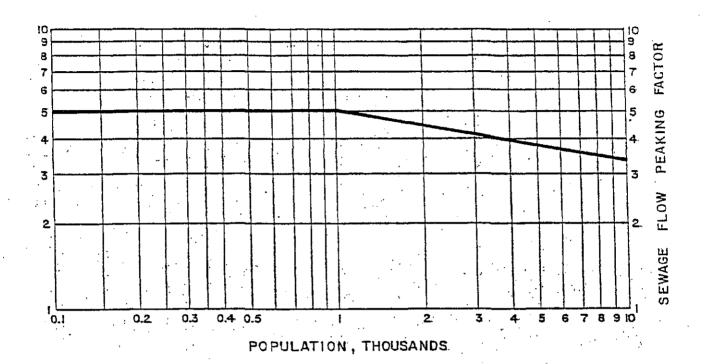
Kennedy/Jenks/Chiltor

Penngrove Sewer Capacity Study Sonoma County, California

Penngrove Land Use Plan Map

K/J/C 900010 March 1990

Figure



Kennedy/Jenks/Chilton

Penngrove Sewer Capacity Study Sonoma County, California

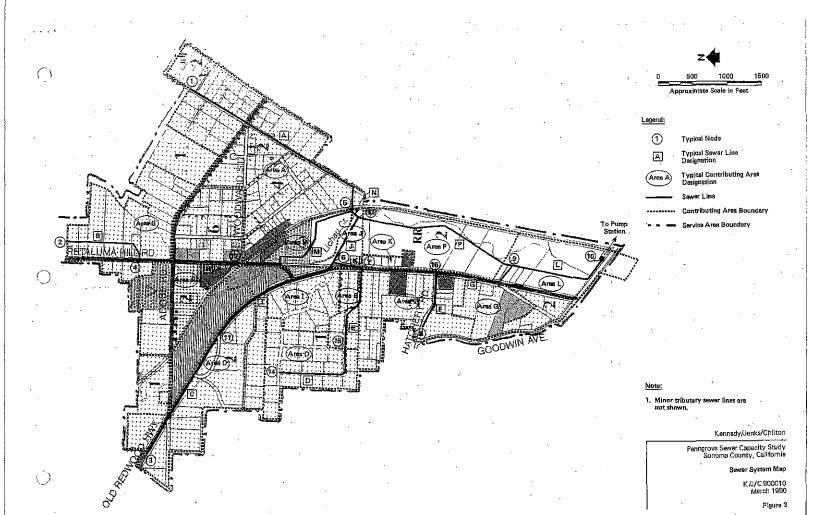
Sewage Flow Peaking Factor

K/J/C 900010 March 1990

Figure 2

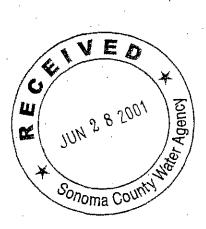
#### Source:

Design and Construction of Sanitary and Storm Sewers, American Society of Civil Engineers, Manuals and Reports on Engineering Practice, No. 37, 1969.



# SONOMA COUNTY GENERAL PLAN DRAFT HOUSING ELEMENT

APRIL 20, 2001



#### 7.3.8 Penngrove

Water service in the Penngrove area is provided by the Penngrove Water Company (PWC), while sewer service is provided by the City of Petaluma under contract to the Penngrove Sanitation Zone (PSZ). The PWC provides service within the Urban Service Boundary, to a few scattered parcels on the west side of the Urban Service Boundary, and to the Cannon Manor subdivision.

Water Service. PWC has water service from the SCWA. PWC staff "doesn't know" if they have sufficient supply to serve the holding capacity of the General Plan Land Use Map, which was 189 units in 1990. Future ability to increase service will depend on the ability of SCWA to increase diversions of Russian River water.

Sewer Service. The contract for sewer service with the City of Petaluma has a service area population cap of 3,000 persons. Service is currently provided to 460 ESDs (equivalent single family dwellings). Averaging the 1990 household sizes of the two Census tracts in which Penngrove is located yields an average household size of 2.655 persons, yielding a current service area population of 1,220 persons. Subtracting 1,220 from 3,000 suggests that the service area could accommodate an additional 670 housing units at the 1990 average household size. Since 189 units remain to be built under 1990 holding capacity estimates, it appears that sufficient capacity exists to serve the population anticipated by the General Plan Land Use Map.

#### 7.3.9 Russian River

Urban water and sewer service in the lower Russian River area are provided by the Sweetwater Springs Water District (SSWD) and the Russian River County Sanitation District (RRCSD). The service areas of the two entities are very different, with the SSWD service area encompassing a large area that is outside the service area of the RRCSD. The RRCSD service area is coterminous with the General Plan Urban Service Boundary, and includes the communities of Guerneville and Rio Nido, plus the intervening area along the Russian River.

Water Service. According to SSWD staff, the District has water rights to 1,214 acre-feet per year, with 147.32 acre-feet per year available to serve new connections. Current average demand per connection is 4,048 gallons per month, with no peaking issues due to adequate storage. Therefore, the SSWD could serve an additional 988 connections at the average demand rate. Since the 1990 holding capacity of the General Plan Land Use Map for the Urban Service Area allowed for 636 additional residential units, it appears that the SSWD could serve all residential development allowed by the General Plan within the Urban Service Area. However, the potential for additional demand originating outside the boundaries of the Urban Service Area is unknown, as is the potential for commercial/industrial redevelopment.

<u>Sewer Service</u>. Staff of the RRCSD has stated: "We will be able to provide sanitary sewer service for the [RRCSD] assuming the existing urban service boundary and land use identified in the existing General Plan do not change. Changes to the General Plan may require changes to our facilities plan to accommodate any potential increase in treatment plant, storage, or disposal capacity."

#### Sonoma County Urban Service Area **Housing Site Inventory** With Availability of Water and Sewer Services

hein74c,xis

KEY:
(1) "ID#" identifies the subject property on the Urban Service Area Maps. (2) "APN" means Assessor Parcel Number. (3) "Units Base" means the number of housing units required by mapped density. (4) "GP Den." means the mapped General Plan residential density in units per acre. (5) See text for meaning of "State Density Bonus," "Housing Opportunity A" and "Housing Opportunity C." (6) For water and sewer service, "yes" means provider has capacities rated "More Than Adequate," "Adequate" or "Adequate With Concerns" as shown in Table 7.6 and text. (7) "T" means total units; "VL" means Very Low Income; "L" means low Income, "M" means moderate income and "AM" means above moderate income.

UR4		· :						<del></del>		1 15-							2 -	100	
			Urban Service	l	1	Units	Exist	1		Fo	using Op	portuni	y A	Hous	ing Op	portur	ity C	Water	Sewer
Site#	Map ID#	Status	Area (Map #)	APN#	Acres	Base		GP D	n Zoning	Т	V	L.	AM	т	VL	Ĺ	м	Available?	Available?
1	9	Vacant	Geyserville (3)	140-160-011	1.11	5	0	UR 4	R1 B6 4,8DU/AC	0	0	0	0	13	2	6	5	Yes	Yes
2	10 11	Vacant	RR (7)	069-250-024 069-250-025	5,74	22	0.	UR 4	R1 B6 4DU/AC	0	0	0	0	64	8	31	25	Yes	Yes
3	12	Vacant	RR (7)	070-070-040	1.38	5	0	UR 4	R1 B6 4DU/AC	0	0	0	. 0	16	2	8	6	Yes	Yes
4_	13	Vacant	RR (7)	070-160-018	3.58	14	0	UR 4	R1 B6 4DU/ACF1F2SRBR	0	O	0	0	40	4	20	16	Yes	Yes
5	14	Vacant	RR (7)	070-180-005	1.32	5	0	UR 4	R1 B6 4DU/AC	O	0	0	0	15	2	7	6	Yes	Yes
6	15	Vacant	RR (7)	070-200-011	1.70	6	0	UR 4	R1 B6 4DU/AC	0	0	. 0	D	19	2	10	7	Yes	Yes
7	16	Vacant	Bod Bay (1)	100-180-022	4.00	16	0	UR 4	R1 CC B6 4DU/AC	-0	D	0	O	44	5	22	17	Yes	Yes
8	48	Underutilized	Bod Bay (1)	100-200-037	1.92	7	1	UR 4	R1 CC R6 4DU/AC	0	0.	0	0	22	3	11	8	Yes	Yes
9	49 50 51	Underutilized	Geyserville (3)	140-150-001 140-150-004 150-150-008	3,94	18	5	UR 4.	R1 86 4.8DU/AC	0	0	0	0	45	6	22	17	Yes	Yes
10	52	Underutilized	Penngrove (6)		3.41	13	1	UR 4	R1 B6 4DU/AC	0		Ö	- 0	. 38	4	19	15	Yes	Yes
11	54	Underutilized	RR (7)	069-280-043	2,00	8	- 1	UR 4	R1 B6 4DU/AC	D	. 0	0	0	22	3	11	8	Yes	Yes
12	55	Underutilized	RR (8)	070-010-005	1,86	7	1	UR 4	R1 B5 4DU/AC	0	0	0	D	21	3	10	8	Yes	Yes
13	56	Underutilized	RR (7)	071-080-069	2.98	11	1	UR 4	R1 B6 4DU/AC	0	0	0	0	33	4	16	13	Yes	Yes
14	57	Underutilized	RR (8)	071-140-017	3.16	12	1	UR 4	R1 B6 4DU/ACF1F2 BR	0	0	0	0	35	4	17	14	Yes	Yes
15	58	Underutilized	RR (8)	071-250-008	1.87	7	3	UR 4	R1 B6 4DU/AC F2	0	0	0	0	21	3	10	8	Yes	Yes
16	59	Underutilized	Son Valley (11)		1.26	5	_	UR 4	R1 B6 4DU/ACF2SDBR	0	Oj	0		14	2	7	5	Yes	Yes
17	60	Underutilized	Son Valley (11)	054-381-011	1,38	5	1	UR 4	R1 B6 4DU/ACSD	0	0	0		16	2	В	6	Yes	Yes
	SUBTOTA	L			42.61	166	16		,	0	0	Ď.	. 0	478	59	235	414		

			T		T				T		Hai	using O	oportunit	y A	Hou	sing O	pportur	ity C	Water	Sewer
Site#	Map ID#	Status	Urban Service Area (Map #)	APN#	Acres	Units Base	Exist Units	GP D	en.	Zoning	Т	٧L	Ļ	MA	т	٧L	L	м	Available?	Available?
18	17	Vacant	Graton (4)	130-165-001	1.12	. 5	0	UR 5		R1 B6 5DU/AC	0	0	0	0	13	2	6	5	Yes	Yes
19	19	Vacant	SR (9)	043-041-054	1.26	.6	0	UR 5		R1 B6 5DU/AC	0	0	0	0	14	2	7	5	Yes	Yes
20	20	Vacant	SR (9)	125-042-015	3.55	17	0	UR 5		R1 B6 5DU/AC	0	D	0	0	40	4	20	16	Yes	Yes
21	21	Vecent	Larkfield (5)	039-025-043	1.92	9	٥	UR 5		R1 86 5DU/AC	O	0	0	0	22	3	11	8	Yes	Yes
22	22	Vacant	Son Valley (12)	052-402-001	1.07	5	0	UR 5	1	R1 B6 5DU/ACF2BR	0	- 0	0	0	12	2	6:	4	Yes	Yes
23	23	Vacant	Son Valley (12)	056-481-032	2.09	10	0	UR 5		R1 B6 5DU/AC	0	D	0	_ 0	23	3	11	9	Yes	Yes
24	24	Vacant	Son Valley (12)	056-690-008	1.22	6	0	UR 5		R1 B6 5DU/AC ,	0	0	0	0	14	2	7	5	Yes	Yes
25	26	Vacant	Son Valley (12)	133-150-038	1.37	6	٥	UR 5	П	R1 B6 SDU/ACF2BR	0	0	0	. 0	16	2	8	6	Yes	Yes

Table . .4

26	61	Underutlized	Graton (4)	130-101-037	1.15	5	1	UR 5	R1 B6 5DU/AC	0	oi	0		13	,	6	5	Yes	Yes
27	62	Underutilized	Graton (4)	130-145-003	1.00	5	1	UR 5	R1 B6 5DU/AC	0		0	0			5	_	Yes	Yes
28	63	Underutilized	Graton (4)	130-294-016	1.01	5	1	UR 5	R1 B8 5DU/AC	0	0	0	0	12	2	6	4	Yes	Yes
29	64	Underutilized	Larkfield (5)	039-025-019	1.02	5	1	UR 5	R1 B6 50U/AC	D	0	0	0	12	2	6	4	Yes	Yes
30	65	Underuliized	Larkfield (5)	039-380-018	1,51	7	1	UR 5	R1 B6 5DU/AC	0	D	0	0	17	2	9	-6	Yes	Yes
31	· 66	Underutilized	Larkfield (5)	039-380-026	1.09	5	1	UR 5	R1 B6 5DU/AC	0	0	0	0	12	2	6	4	Yes	Yes
32	67	Underutilized	Larkfield (5)	039-380-027	1.04	5	2	UR 5	R1 86 5DU/AC	0.	0	0	0	12	2	6	4	Yes	Yes
33	71	Underutilized	SR (9)	125-301-043	1.71	8	1	UR 5	R1 86 5DU/AC	0	0	0	. 0	19	2	10	7	Yes	Yes
34	18 25 68 69 72 73	Vacant and Underufilized	SR (9)	043-041-046 125-501-007 043-041-001 043-041-034 125-451-002 125-451-009 125-501-021	24.41	118	12	UR 5	R1 B6 50U/AC	O	0	o	0	272	30	135	106	Yes	Yes
35	75	Underutilized	Son Valley (12)	052-211-045	1.76	8	1	UR 5	R1 86 5DU/AC	0	Ö	0	- 0	20	2	10	8	Yes	Yes
36	76	Underutilized	Son Valley (11)	054-130-030	1.60	8	1	UR 5	R1 B6 5DU/ACSRSD	0	0	0	0	18	2	9,		Yes	Yes
37	77	Underutilized	Son Valley (12)	056-072-043	1.26	6	1	UR 5	R1 B6 5DU/ACSRSD	0	0	Ö	0	14	2	7	5	Yes	Yes
38	78	Underutilized	Son Valley (12)	133-150-039	2.37	11	1	UR 5	R1 B6 5DU/ACF2BR	0	0	Ő	0	27	3	14	10	Yes	Yes
	SUBTOT/	AL.	_		54.53	260	25	1		0	0	ď	0	<b>a</b> 643	<b>4476</b>	2008	22/2		

			Urban Service	l	l	Units	Exist		j .	Ho	O gnicu	pportunit	y A	Hous	ing O	pportur	ity C	Water	Sewer
Site#	Map ID#	Status	Area (Map #)	APN#	Acres	Base		GP De	. Zoning	₹	VL	L.	AM	Т	VL	L	M	Available?	Available?
	27	_		140-130-027						1									
39	81	Vacant and		140-130-005		1		1	i i										
1	82	Underutilized	Geyserville (3)	140-130-028	5.01	28	3	UR 6	R2 B6 6DU/AC	62	15	- 12	35	57	7	29	21	Yes	Yes
- 1	84			140-150-012	ľ	Ì	1			1	1 :								]
	79			140-100-004				Г		1									
40	80`	Underutilized	Geyserville (3)	140-100-013	4.67	27	6	UR 6	R2 B6 6DU/AC	58	13	12	33	53	6	26	21	Yes	Yes
	83			140-130-059															
41	. 85	Underutilized	Penngrove (6)	047-173-016	1.36	- 8	1	UR 6	R2 B6 6DU/AC	17	4	3	10	15	2	7	6	Yes	Yes
42	86	Underutilized	Son Valley (12)	052-173-007	0.87	5	2	UR 6	R2 B6 6DU/AC	11	3	2	6	10	1	5	4	Yes	Yes
43	87	Underutilized	Son Valley (12)	052-272-027	1.43	8	1_	UR 6	R2 B6 6DU/AC	18	4	4	10	16	2	8	6	Yes	Yes
	SUBTOTA	VL.			13,34	76	13			##XGG	<b>1</b> 0			151	18	75	58		

UR 8																			
	1								_	Ho	using O	ppostuni	ty A	Нош	sing O	pportu	nity C	Water	Sewer
1	l		Urban Service			Units	Exist	1							$\overline{}$	$T^{-}$	Г	1	
Site#	ID#	Status	Area (Map #)	APN#	Acres	Base	Unita	GP Den	Zoning	T	VL	L.	AM	_T_	٧L	L	M	Available?	Available?
44	29	Vacant.	RR (8)	070-100-042	1.00	8	0	UR 8	R2 B6 8DU/ACF1F2BRSR	16	4	3	9	0	0	0	0	Yes	Yes
$\Gamma$	SUBTOTA	NL .			1.00	В	Đ			KG RE				0	_ 0	0	0		

Table 7.4

	a	4	

JR 10											_									
			Urban Service		1	Units	Exist	I			Hos	sing O	pportuni	y A	Hou	sing O	pportu	rity C	Water	Sewer
Site#	Map ID#	Status	Area (Map #)	APN#	Acres	Base	Units		Den.	Zoning	7	VL	L	AM	т	VL	L	м	Available?	Available1
45	89		RR (8)	070-020-037	0.78	7	1	UR	10	R2 B6 10DU/AC F2	16	4	3	9	0	0	Õ	0	Yes	Yes
46	90	Underutilized	SR (10)	043-141-002	2.57	25	7	UR	10	R2 B6 10DU/AC	52	11	10	31	0	0	Ö	0	Yes	Yes
	93			043-141-045	1		1	]					l				l	1		
	30			043-141-033	1					,		•								
47	91	Vacant and	SR (10)	043-141-020	3.27	31	5	UR	10	R2 B6 10DU/AC	87	15	13	39	0	0	D	0	Yes	Yes
	92	Underutilized		043-141-035	[	<u>L</u>					. ]									ļ
48	94	Underutilized	SR (10)	043-143-004	3.74	37	16	UR	10	R2 B6 100U/AC	75	15	15	45	0	0	0	O	Yes	Yes
	95			043-144-001	l	_	1													
	96		,	043-144-003		İ			.											
49	97			043-144-064		]	1	1											'	
	98	Underutilized	SR (10)	043-144-005	6.25	- 61	5	UR	10	R2 B6 10DU/AC	126	27	25	74	0	0	0	0	Yes-	Yes
	88			043-144-006		<u></u>	<u> </u>										l			
50	100	Underutilized	SR (9)	125-251-001	2.54	24	2	UR	10	RR B6 10AC	52	11	10	31	0	0	0	0	Yes	Yes
	101			125-251-002	<u>L.                                    </u>		L			*	1 ]									
	31			125-252-002																
51	102	Vecent and	SR (9)	125-252-003	13.58	135	. 2	UR	10	RR 86 10AC	273	56	55	162	0	0	0	0	Yes	Yes
	103	Underutilized		125-252-004			<u>L</u>			· · · · · ·	1 1									
	SUBTOTA	4			32.73	320	36	i			19-661	30.00	10 KA	1.01	0	D	0	0		

				1						Ho	using O	pportuni	yΑ	Hou	sing O	portur	ity C	Water	Sewer
Site#	ID#	Status	Urban Service Area (Map #)	APN≇	Acres	Units Base	Exist Units	GP De	. Zoning	т	VL	L	_AM	т	VL	ı	M	Available?	Avallable
52	32	Vacant	Larkfield (5)	039-025-082	4.57	49	0	UR 11	R2 B6 11 DU/AC	101	21	20	60	0	0	0	0	Yes	Yes
	33		ļ	039-025-083			L	1	<u> </u>										
53	35		Larkfield (5)	059-230-071	3.06	33	0	UR 11	R2 86 11DU/AC	68	14	14	40	0	0	0	o	Yes	Yes
	104	_		039-025-003	T	i —	Γ-		1 -										
54	105	Underutilized	Larkfield (5)	039-025-005	2.43	26	3	UR 11	R2 B6 11DU/AC	55	12	11	32	0	0	Q	. 0	Yes	Yes
	108		-	039-025-071	J		1	<u> </u>		1								ł	
55	106	Underutilized	Larkfield (5)	038-025-053	4.31	46	4	UR 11	R2 B6 11DU/AC	95	20	19	56	0	0	0	0	Yes	Yes
	107			039-025-054		L		. ·	<u> </u>									[	
56	109		Larkfield (5)	039-390-015	0.67	7	1	UR 11	R2 B6 11DU/AC	15	3	3	9	0	0	0	D	Yes	Yes
	110			058-171-006	7 -		· -	1	1										
	. 112			058-171-023	1	ŀ		l	1							.			
	113	•		056-171-024				Ι.					· •	'		1			
57	114	Underutilized	Larkfield (5)	058-171-025	7.86	85	34	UR 11	R2 B6 11DU/AC	176	39	34	103	Đ	0	0	. 0	Yes	Yes
	115			058-171-032	1	l													
	117	1		058-171-039	1	1	Į	1		Į į		[ ]	•			j			
<i>\$</i> ∙.	118			058-171-040				l	<u></u>				_ 1			ı			
	116		Larkfield (5)	058-171-033	1.27	13	6	UR 11	R2 86 11DU/AC	26	6	5	16	D	0	0	0	Yes	Yes
	SUBTOTA	AL			24.17	259	48			3538	1115	107		ō	0	O	n		

Table 7.4

1		ļ ————————————————————————————————————		]			Ι	· · · · ·	,	Ho	using O	pportunit	y A	Ноиз	ing Op	portur	ity C	Water	Sewer
Site#	1D#	Status	Urban Service Area (Map #)	APN#	Acres	Units Base	Exist Units	GP Dea	Zoning	T	VL	L	AM	+	VL	L	м	Available?	Available?
58	36 121 122 123 124	Vacant and Underutilized	SR (9)	043-064-010 043-064-007 043-064-008 043-064-009 043-064-011	4.17	61	. 4	UR 15	R3 B6 15DU/ACSR	128	27	26	75	0	0	0	0	Yes	Yers
59	37 134	Vacant and Underutilized	SR (9)	125-381-003 125-381-004	5.84	87	1	UR 15	R3 86 150U/AC	176	36	35	105	0	0	0	Ó	Yes	Yes
60	120		SR (9)	043-064-004	1.09	18	1	UR 15	R3 B6 15DU/ACSR	33	7	7	19	0	0	0	0	Yes	Yes
	126 127 128 129 130	Undendilized	SR (9)	125-131-029 125-131-030 125-131-031 125-131-032 125-131-033	2.49	35	8	UR 15	R3 B6 15DU/AC	76	17	16	43	D	0	0	0	Yes	Yes
61	131	Underutliized	SR (9)	125-131-053	1.32	19			R3 B6 15DU/AC	40	8	8	24	0	0	Ö	0	Yes	Yes
62	134	Underutilized	SR (9)	125-381-004	4,95	74	1	UR 15	R3 B6 15DU/AC	149					0	0	0	Yes	Yes
-1	SUBTOT/	AL .			19.86	292	.16			<b>300</b> 2	25	30.13	10355	D.	. 0	0	0		

UK 37		•																	
T T					T	-		1		Ho	using O	pportuni	ty A	Hous	sing O	portur	ilty C	Water	Sewer
1			Urban Service	İ		Units	Exist		l	-	T								· ·
Site#	ID#	Status	Area (Map#)	APN#	Acres	Base	Units	GP Den	Zoning	T	٧L	L	AM .	Т	VL.	L	M	Available?	Available?
63	136	Underutilized	RR (8)	072-120-048	0.35	5	3	UR 17	R3 B6 17 F2 SR	12	3	2	7	0	0	0	0		
	SUBTOT	L.			0.36	8	3			<b>7</b> 3			100	0	٥	D	0		

UK 20																			
	T			. ,						Ho	using O	pportuni	ty A	Hous	ing O	pportur	rity C	Water	Sewer
	1	1	Urban Service		.	Units	Exist						ĺ.				1	İ	1
Site#	(ID#	Status	Area (Map #)	. APN#	Acres	Base	Units	GP Den.	Zoning	T	VL	Ι.	AM	Т	VL	L	м	Available?	Available?
64	137	Underutilized	Son Valley (11)	054-340-033	0.36	7	1	UR 20	R3 B6 20HD SD	15	3	3	9	0	0	0	0	Yes	Yes
	SUBTOT,	QL_			0.36	7	1			22.6				0	D	0	D		

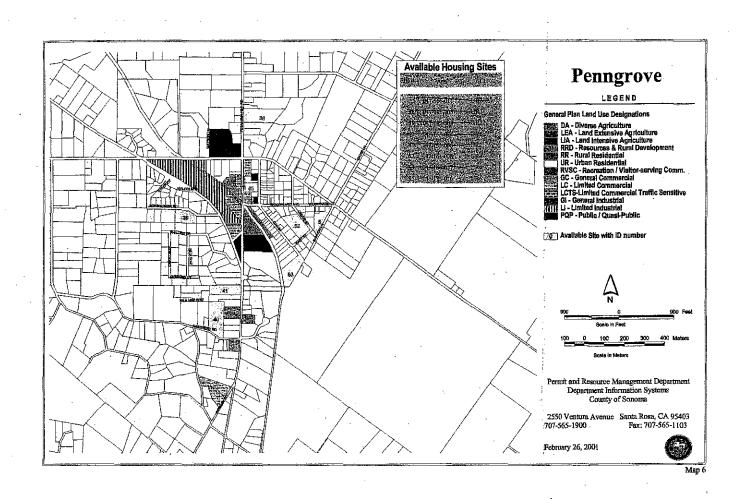
				Ho	using O	portuni	ty A	Hou	ing O	poitur	lty C
	j	Units	Exist								
	Acres	Base	Units	т	VL	L	AM	T	VL.	L	M
TOTAL	188.95	1393 .	160.	 _2010	428	401	.1181	1091	134	.541	416

TOTAL UNITS ALLOWED ON VACANT AND UNDERUTILIZED RESIDENTIALLY ZONED PROPERTIES

Ť	٧L	L	М	AM
3101	562	942	416	1181

NOTES:

Shaded totals reflect the highest-yielding housing programs. These totals are reflected in the grand totals.



PAGE 559

N

RATE 541.00 DISTRICT D8-PENNGROVE RATE2 0.00 COMPUTED FLAT CHARGE COHHENT SITUS ADDRESS APN TRA NAME 541.00 MC HUGH B ELAINE ET AL 047-052-027 1 138-007 0051 1.00 SFD (MS 7092) 140 PENNGROVE 01997 SFD+GU 00-0470 00-0417 02001 047-052-028 1 138-007 0057 1.80 973.80 RRAYTON STANLEY W 100 PENNGROVE 047-071-011 1 138-007 0052 2.00 1082.80 TENNYSON HELEN 795 COODWIN A4547 .00 WILKINSON JAMES CARTER TR 047-082-001 0 138-007 0050 MAIN3MH10LATS 00-0384 00-0051 PENNGRAVE -00 191 1514.80 GOSSAGE JOSEPHINE A TR 047-082-008 1 138-007 0052 2.80 2 RES. +MOBILE A4161 405 RONSHEIMER 541.00 TARCA MADELINE R TR 047-082-022 1 138-007 0051 1.00 1 SFD A4704 6167 OLD REDWOOD HWY 047-082-023 1 138-007 0051 1.00 541.00 HEIKELL EVELYN 1 SFD A4705 6171 OLD REDWOOD HWY 047-082-026 1 138-007 0051 1.00 541.00 HENDERSON ALLAN E & VANETTA J 1 SFD A4198 6061 OLD REDWOOD HWY 047-082-030 1 138-007 0051 541.00 MOORE LAWRENCE D & SHETLA R 1.00 530 1 SFD A4540 PALH 541.00 HUNT JOHN S & DONNA J 047-082-031 1 138-007 0051 1.00 1 SFD A4541 520 PALM 047-082-035 1 138-007 0051 1.00 541.00 DRR NORMAN SFD PLNCHK 01-436 A4542 6079 OLD REDWOOD HWY 047-082-036 1 138-007 0051 1.00 541.00 THET JED ! & CONNIE A 1 SED A4545 RONSHETHER 501 541.00 OCHS LOIS M TR 047-082-037 1 138-007 0051 1.00 A4544 503 RONSHEIMER 1082.00 HENDERSON ALLAN E & VANETTA J 2 SFD 847-882-838 3 138-807 0952 2.00 A4197 6055 OLD REDUDOR HUY 047-082-046 1 0-000 0000 1.00 541.00 SFD 01-0279 0 1623.00 BURKE BRIAN H · 047-083-006 1 138-007 0052 3.00 3 SFD A4158 6075 OLD REDWOOD HWY 1082.00 MILLER EUGENE A & PHYLLIS F TR 2SFD 2LAT 99-0503 99-0069(005) 047-083-019 1 138-007 0057 2.00 408 RONSHIEMER 541.00 CASTELLI ANTONIO 047-083-020 1 138-007 0056 1,00 SFD 00-0091 99-053 A4158 406 RONSHEIMER 541.00 HEAGLEY DARRELYN ET AL 047-083-021 1 138-007 D056 1.08 SED 99-0503 99-0069 WAS 005 400 RONSHETMER 047-084-003 1 138-008 0090 35.20 19043.20 VALCESCHINI HAROLD & JOAN TR 41 MH, DUPLX, COTTAGE A4620 6070 OLD REDWOOD HWY 047-084-004 1 138-008 0320 3.80 2055.80 BRANDAL THOMAS & KATHY SEE APN & UP 9989 1648 44645 100 ADORE 047-084-005 1 138-008 0051 973.80 COOK CLARENCE D & EDITH N 1.80 SFD + GU A4650 162 ADOBE 047-084-007 1 138-008 0010 973.80 CHEEK DONALD T & PATRICIA A 1.80 A4128 240 ADDRE 541.00 TERRIBILINI JOSEPH C & VIRGINI SFD 047-084-008 1 138-008 0010 1.00 44637 186 ADDRE 047-091-007 1 138-008 0051 1.00 541.00 CAMPBELL ROBERT M & PAULA G 1 SÉD A4190 8815 PETALUMA HILL 047-091-013 1 138-008 0052 2.00 1082.00 WHITE SCOTT ET AL 2 SED A4150 355 ADOBE 1 .541.00 BECKMANN RALPH & GAIL ALTSCHUL I SFD 047-091-018 | 138-008 0051 1.00 A4177 8925 PETALUMA HILL

SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY LISTING 10/17/01 PAGE 560 RATE 541.00 DISTRICT 08-PENNGROVE RATE2 COMPUTED CHG USE COMMENT SITUS APN TRA NAME AT CHARGE 047-091-020 7 138-008 0940 7.68 4154.88 PENNGROVE SCHOOL DISTRICT SCHOOL INV ADA 44742 8945 PETALUNA HILL .00 PETALUNA CITY SCHOOL DIST OF T NT PUBLIC (NEC) 047-091-028 6 138-008 0940 .00 0 NONE 047-091-033 1 138-008 0052 9.00 4869.00 TERRIBILINI JOSEPH & VIRGINIA 5 SFD-1 APT-2 DUP-A4528 225 ADOBE 047-091-049 1 138-008 0051 541.00 SHAW JANET Y TR SFD(MS8071) 1.00 A4135 8905 PETALUMA HILL 047-091-050 1 138-008 8051 541.00 GOLDBECK KENNETH & TOBIE SED(MS8071) 1.00 A4136 8845 PETALUHA HILL 047-091-052 1 138-008 0051 1_00 541.00 BONELLI RICHARD J & ANTOINETTE SFD 125 ADDBE 847-891-853 B 138-888 0000 .00 BONELLI RICHARD & ANTOINETTE ADORF .00 125 047-091-058 1 138-008 0051 1.00 541.00 GROSSMANN RICHARD J & LAURA A 99-0187 603 MATSONS ∠047-152-002 1 138-007 0052 541.00 PINE LORRAINE H TR COODWIN 1.00 SFD V: 4/97 · 44121 260 947-152-003 1 138-007 0052 7.40 4003,40 KEPA ALICE ESTELLA TR SFD/APT DLPX 4NH 3COMM OFFICE 5601 OLD REDWOOD HMY 047-152-004 0 138-007 0052 .00 SCHWARTZ SYLVIA TR OLD REDWOOD HWY - 00 NOT CONNECTED 5609 047-152-006 1 138-007 0052 1082.00 LEE WINSTON WING & PUI KWAN TR 2 SFD 2.00 A4195 5621 OLD REDWOOD HWY 947-152-008 1 138-007 0051 541.00 SEPPA EMIL M & MARIE S TR ET A 1 SFD 1.00 A4611 217 HATCHEDY 047-152-009 1 138-007 0010 2.00 1082.00 SCHWARTZ SYLVIA A4687 5615 OLD REDWOOD HAY 047-152-010 1 138-007 0042 5675 3029,60 BENSON INVESTMENTS INC 5 APT U + DPLX 01524 A4535 OLD REDWOOD HWY 5.60 847-152-011 1 138-007 0320 1.80 973.80 BENSON INVESTMENTS INC 8900 SF WAREHOUSE A4610 5701 OLD REDWOOD HWY 047-152-013 0 138-007 0052 _ Q D .00 PINE LORRATNE H TR NOT CONNECTED 230 COODWIN 047-152-014 1 138-007 0052 2596.80 PINE LORRAINE H TR 4.80 4 RES - 1 MORTLE A4119 204 DENMAN 047-152-015 1 138-007 0054 1.60 865.60 KEPA ALTCE ESTELLA TR 2 MORTLES SEE FILE 150 DENMAN 047-152-016 1 138-007 0010 541.00 LA MONICA JOSINE ET AL 1.00 01321 211 HATCHERY 047-152-017 1 138-007 0010 541.00 WRIGHT GREG M 205 1.00 SED HATCHERY 81622 1.00 047-152-018 1 138-007 0051 541.80 LAIN CONNIE HATCHERY 01625 203 047-152-019 0 138-007 0050 .00 LEE WINSTON WING & PUT KWAN TR VAC .00 7863 0 GOODWIN 847-152-020 0 138-007 0050 .00 .DO LEE WINSTON WING & PUI KWAN TR VAC 7863 0 GOODWIN 047-152-021 1 138-007 0051 1.00 541.00 LEE WINSTON WING & PUI KWAN TR SFD 7863 6609 1704 44194 630 CODDNIE 047-152-022 1 138-007 0051 541.00 LEE WINSTON WING & PUI KWAN TR SFD 1.00 7863 6609 1704 A4194 638 GODDWIN **1047-153-064 1 138-007 0051** 541.00 CREIGHTON DURIS A TR 1.00 1 SFT A4612 220 HATCHERY

	SAB	SONOMA	COUNTY	WATER	AGENCY SAM	HOITAITI	JSER INVENTORY		LISTING			10/17/01	PAGE 561	
	DISTR	ICT 08-PENNG	ROVE	RA	TE 541.00	RATE2	0.00							
	APN	CHG TRA	USE CD.	ESD C	OMPUTED LAT CHARGE	HAME			CONHENT			SITU ADDRE		
	047-153-00	5 1 138-007	0051	1.00	541.00	BOTTARINI	GEORGE R JR &	PHYLLI	1 SFD	A	4522	57 <del>9</del> 7	OLD REDWOOD HI	ĮΥ
	047-153-00	6 1 138-097	0052	2.00	1082.00	GARZOLI ST	TELLA H TR		2 SFD	A	4185	5865	REDWOOD	
	047-153-00	7 1 138-007	0051	1.00	541.00	HOAR MARII	LYNNE S ET AL		1 SFD	A	4523	5703	OLD REDWOOD HI	łY
	047-153-00	8 0 138-007	0054	.00	.00	HOAR MARIE	LYNNE S ET AL		VACANT			5721	OLD REDWOOD HI	łY
	047-153-00	9 1 138-007	0052	2.00	1082.00	BOTTARINI	GEORGE TR ET	AL	2 SFD	A	4614	5739	OLD REDWOOD HI	łY
	047-153-03	0 1 138-007	0280	4.40	2380.40	BOTTARINI	GEORGE TR ET	AL	60 SEAT BAR +	4 BAY. GAR A	4521	5745	OLD REDWOOD HI	łΥ
	047-153-01	1 0 138-007	0054	.00	.00	BOTTARINI	GEORGE TR ET	AL	VACANT/RZ1045	3		5795	OLD REDWOOD HI	ĮŸ
	047-153-01	4 1 138-007	0051	1.00	541.00	BUTTERWORT	TH ROBERT C &	JACQUEL	1 SFD	, A	4546	892	COODWIN	
	947-153-01	B 1 138-007	0051	1.00	541.00	DRSINI JAR	MES J		1 SFD	. A	4613	222	HATCHERY	
	947-153-02	0 1 138-007	0057	1.80	973.80	KOBROFSKY	HARVIN & RITA	ET AL	SFD+GRANNY	8094 7873 A	4732	800	GOODWIN	
	047-153-02	1 1 138-007	0051	1.00	541.00	HORN JAMES	S L & CELESTE	Y	SFD	. 7424	6681	210	NILA MAE	
	047-153-02	2 1 138-007	0051	1.00	541.00	LUTZ JAMES	E & NORMA L	TR	SFD	6962	6681	220 .	NILA MAE	
	947-153-02	3 1 138-007	0051	1.00	541.00	STUTRUD AL	DRIENE		SFD	A	4733	230	NILA MAE	
المرك	047-161-00	3 6 138-008	0941	1.70	919.70	RANCHO ADO	DBE FIRE PROTE	CTION D	NT INV-FIRE	20355 20472	A418	11007	PETALUMA HILL	
	847-161-00	6 0 138-008	0100	.00	.00	SESSI HART	TIN TR ET AL		LAT BLOGSEWER	01-411 NO OC	:C	10098	Main	
· ·	047-162-00	6 1 138-008	0010	1.00	541.00	ALMEIDA JO	SEPH & MARIE	TR	1 SFD	. A	4608	<del>9</del> 981	GROVE	?
	047-162-00	7 1 138-008	0052	2.00	1082.00	LEWIS RICH	HARD H & ANDRE	AL	2 SFD	A	4648	498	ADOBE	
	047-162-00	B 1 138-008	0010	1.00	541.00	PORTELLI F	FRANK & JOLENE		SFD	A	4514	9971	GROVE	
	047-162-00	9 1 138-008	0051	1.00	541.00	SIM CYRIL	MODGEEL & JAE	KYUNG	1 SFD		4515	500	ADOBE	
	047-162-01	1 138-008	0951	1.00	541.00	RICHMOND E	RADFORD S & J	ANE E	SFD V3NOV98			9885	GROVE	;
	047-162-01	2 1 138-008	0010	1.00	541.00	ORME BONN	Œ		SFD	O	1091	9997	GROVE	
	047-162-01	3 1 138-008	0052	1.80	973.80	ROEMER FRE	ED W		SFD + GRANNY	8592	0420	9991	GROVE	
	047-162-01	4 1 138-008	0051	1.80	973.80	BROWN KRIS	TIN E		SFD + GU	8082 7705 A	4705	269	WOODWARD	
	047-162-01	5 1 <b>138-</b> 008	0010	1.00	541.00	SANTERO BA	ARRY J & LOIS	B TR	SFD		8084	285	WOODWARD	
,	047-162-01	6 1 138-008	0010	1.00	541.00	REICHARDT	JAMES D & ALL	ISON C	SFD		8083	291	WOODWARD	
(	047-164400	2 1 138-008	0010	1.00	541.00	CALLEN TI	MARL & MARL	ENE	1 SFD	A	4549	309	DAK	
	047-164-00	5 1 <u>138-098</u>	0010	1.00	541.00	BRANT KENN	NETH L & MARIL	YN N TR	1 SFD		4520	301	DAK	

LISTING

DRIVEWAY/EASEMENT V17AUG98

16/17/01

PAGE 562

WOODWARD

						•	
	DISTRI	CT 08-PENNG	ROVE	RATE 541.00	RATE2 0.00		
	APN	CHG TRA	USE CD.	ESD COMPUTED CD. FLAT CHARG	NAME E	COMMENT	SITUS ADDRESS
X	047-164-006	≥1 138-008	0051	1.00 541.00	KANDY INVESTMENTS LLC ET AL	PC - BAHNSEN SUB 41305 A4530	10025 GROVE
	047-164-01]	1 138-008	0010	1.00 541.00	LIBERATI LOUIS R & JOLYNE D	1 SFD 146	205 EAST
	047-164-613	1 138-008	0010	1.00 541.00	WURST TIMOTHY C & JANICE I	SFD 00872	270 WOODWARD
	047-164-014	1 138-008	0010	1.80 973.80	MC CLELLAND EARTHA D	SFD + APT A4146	286 WOODWARD
	047-164-016	1 138-008	8 0010	1.00 541.00	GREFFLY WILLIAM J & GLENDA K	SFD A464B	409 DAK
	047-164-017	1 138-008	0032	2.60 1406.60	SOMMERS JEFFREY L	SFD+DUPLEX A4640	416 UAK
	047-164-018	1 138-008	0051	1.00 541.00	JAMES JULIE ET AL	SFD A4147	292 WOODWARD
	p47-164-019	0 138-008	0000	.00 .00	DEMPSEY SETH & JOHANNA	VAC	0 GROVE
•	047-165-003	1 138-008	0051	1.00 541.00	FECHTER GAREN DALE ET AL	1 SFD A4189	714 OLD ADOBE
	047-165-004	1 138-008	0010	1.00 541.00	REIS JEFFREY DEAN	SFD A4626	9996 WOODWARD
	047-165-00E	1 138-008	0057	1.80 973.80	PROULX ALBERT G & ANDREA L	SFD+GRANNY 30691 A4625	9994 WOODWARD
	047-165-006	1 138-008	0051	1.00 541.00	PIAZZA JAMES A & ANNETTE M ET	1 SFD A4624	9995 WOODWARD
	847-165-007	1 138-008	0010	1.90 541.DO	WACKER GREGORY MARVIN & MARIA	SFD LOT1 6297 6131 5785 A4192	325 / HOODWARD
	047-165-008	1 138-008	0010	1.00 541.00	M NAOL & T NHOL HELAW	SFD LOT2 6298 6131 5785 A4192	9996 GROVE
	047-165-009	1 138-008	0010	1.00 541.00	HASLAM GERALD W & JANICE E	SFD+APT 01-422 6298 6131 A4192	9986 GROVE
	047-165-010	1 138-008	0 <b>01</b> 0	1.00 541.00	ADAMS STEPHAN M	SFD LOT4 A4192	9980 GROVE
	047-165-013	1 138-008	0010	1.00 541.00	CONLON J PATRICK & PATRICIA S	SFD LOTS 6300 6131 5785 A4192	9970 GROVE
	047-165-012	1 138-008	0010	1.00 541.00	DVA GENE D & ANN M TR	SFD LOT7 6301 6131 5785 A4192	620 OLD ADOBE
1	047-165-013	1 138-008	0010	1.80 541.00	PEROTTI DAVID M & KIMBERLY D	SFD LUT6 6302 6131 5785 A4192	355 WOODWARD
/	047-166-003	1 138-008	0051	1.00 541.00	WILLIAMSON LOTTIE PEARL	1 SFD A4145	264 EAST
	047-166-004	0 138-00	9 0005	.00 .00	HOME KEN ET AL	4CAR GARAGE V17AUG98	10050 GROVE
)	047-166-009	1 138-008	0022	1.80 973.80	JENSEN DOUGLAS A & NANCY A	SFD + GRANNY 9236 A4173	10020 GROVE
/	047-166-006	1 138-008	0051	1.00 541.00	HICKS JAMES P & CINDY L	1 SFD A4152	10028 GROVE
	047~166-007	1 138-008	0051	1.00 541.00	HOWE KEN ET AL	1 SFD A4176	10050 GROVE
	047-166-010	1 138-008	0051	1.00 541.00	LICHAU GLORIA TR	1 SFD A4175	450 WOODWARD
	047-166-013	0 138-008	0054	.00 .00	HOWE KEN ET AL	VACANT 2.63ACRE V17AUG98	10050 GROVE

SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY

047-166-012 0 138-008 0050

.00

.00 LICHAU GLORIA J

DAK

EICHTEN

EICHTEN

A4105 9950

97-0437 97-0434

98-0030 97-0434 120

1.00

1.00

1.00

047-171-036 1 138-008 0010

047-171-037 1 138-008 0010

047-171-039 1 138-008 0010

541.00 CERMAK FRANK S & KATHLEEN H

541.00 STEPHENSON MATTHEW & ELIZABETH SFD

541.00 DIGN JEFFREY THOMAS & JOY LORR SFD

SFD+SHOP

	SAB	SUNOMA	COUNTY	HATER A	BENCY SAN	ITIATION USER INVENTORY	LISTING	10/17/0	1 PAGE 563
	DISTRIC	T 08-PENNG	ROVE	RATI	E 541.80	RATE2 0.00			
		CHG TRA	USE CD.	ESD CDI	MPUTED AT CHARGE	NAME E	COMMENT .	SITI	us Ess
	047-166-013		-	1.00		KALOGIANNIS JOHN P & HARIE E T	1 SFD A416		WOODWARD
	047-166-014	1 138-008		1.00	541.00	FISHMAN WILLIAM R & MARGARET H	SFD 005	3 24D	EAST ·
	,	1 138-008		1.00	541.00	HEDINA ENIL ET AL	SFD A41	3 200	EAST
į		1 138-008	_	1.00	541.00	STANDRING LOIS	SFD 005	54 <b>50</b> 1	DAK
	047-166-017	1 138-008	0051	1.80	973.80	NISSEN HAHMEN B TR	SFD + MH 01121/A47	12 502	OAK
		1 138-008		1.00	541.00	NISSEN NAHMEN B TR	SFD A470	)1 500 ·	DAK
	047-166-019	1 138-008		1.00	541.00	HARCUS CDRY	SFD VI7AUG98 A41:	26 470	OAK
		1 138-008	0010	1.00	541.00	VISE ROGER M & TERESA A	SFD A41:	15 308	OAK
		1 138-008		1.00	541.00	SHAW LINDA LEE TR	SFD A41	57 300	OAK
		1 138-008		1.28	692.48	NISSEN NAHMEN B TR	6400 SF WAREHOUSE A47	3 11790	MAIN
	047-166-024	0 138-008		.00	.00	PENNGROVE SOCIAL FIREHEN	PENNGROVE COMMUNITY PARK	11800	HAIN
		1 138-808		1.00		NEGRO ANTHONY C & REBEKAH L	WHSE A47	36 1183D	HAIN
		1 138-008		2.00	1082.00	PENNGROVE SOCIAL FIREMEN	SFD+RSTRMS V3NOV98 7429 A45		HAIN
	047-166-028			1.00	541.00	BENDER BERNARD J & REBECCA	SFD A4531	716	HOODHARD
		1 138-008		1.00	541.00	CUHNINGS BAND	SFD 012		WOODWARD
	047-166-030	1 138-008		2.00		T C ENTERPRISES	MINI STRGE+SFD 99-0346	120	WOODWARD
	047-166-031			1.00		CHRETIEN DENIS N & JACQUELINE	SFD A41		OLD REDWOOD
		1 138-008		1.80		KALAM HOHAMMAD & SONIA	SFD+GRANNY 10056 10053 84		LICHAU NOODS
	047-166-033			1.00		KROLAK PAUL ROBERT & JANET L T	•	806	LICHAU WOODS
	847-166-034			1.00		SANDBERG DAMON C & JANET A	SFD 84	_	LICHAU WOODS
		1 138-008		1.00		CERESA SCOTT B & JACQUELINE LE	•	810	LICHAU WOODS
	047-166-036	0 138-008		00		KISSMANN GUNNART & SALLY M ET		0 .	NONE
	047-166-037			1.00		TUCK FRED JAMES JR & CINDY MAR	•	67 408	DAK
		1 138-008		1.00		TUSLER ANTHONY F TR ET AL	SFD	410	DAK :
		1 138-008		1.00		FLORES RENE E JR	SFD LOT 3 412		DAK
٠		1 138-008		1.00		EVANS CHARLES N & HANNELORE J	SFD LOT 4 411	•	DAK
	047-166-041			1.00	•	CARPENTER E STAR ET AL	SFD 413		DAK
	****								
						A second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second			
i Ž									
Ž	SAB	SONOMA	COUNTY			ITTIATION USER INVENTORY	LISTING	10/17/0	1 PAGE 564
j	DISTRIC	SONOMA T 08-PENNGI	ROVE	RATE	E 541.00	RATE2 0.00	•		
Ž	DISTRIC		OVE USE	RATE ESD CO		RATE2 0.00 NAME	LISTING COMMENT	10/17/0 SI7 ADDR	us
Ì	DISTRIC	T 08-PENNGI CHG TRA CD.	USE CD.	RATE ESD CO	E 541.00 MPUTED AT CHARGE	RATE2 0.00 NAME	•	SIT	us
j	DISTRIC APN	T 08-PENNGI CHG TRA CD. 1 138-008	OVE USE CD. 0051	RATE ESD CON CD. FLA	E 541.00 MPUTED AT CHARGE 541.00	RATE2 0.00 NAME	COMMENT	SIT	ius Ess
Ž	DISTRIC APN 047-166-042	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008	00VE USE CD. 0051 0850	RATE ESD COP CD. FLA	E 541.00 MPUTED AT CHARGE 541.00	RATE2 0.00 NAME ROBIN MONIKA	COMMENT SFD LOT 6 411 NT VACANT	SIT ADDR 26 480	TUS ESS OAK
Ì	DISTRIC APN 047-166-042 047-166-043	T 08-PENNG CHG TRA CD. 1 138-008 6 138-008 1 138-008	OVE USE CD. 0051 0850 0052	RATE ESD CON CD. FLA  1.00 .00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80	RATE2 0.00 NAME : ROBIN MONIKA NORTHWESTERN PACIFIC RAILROAD	COMMENT SFD LOT 6 411 NT VACANT	SIT ADDR 26 480 0	US ESS OAK NONE
<i>)</i>	DISTRIC APN 047-166-042 047-166-043 047-166-044	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 0 138-008	ROVE USE CD. 0051 0850 0052	RATE ESD COP CD. FLA 1.00 .00 1.80	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80	RATE2 0.00 NAME ROBIN MONIKA NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41	SI7 ADDR 26 480 0 44 0	US ESS DAK NONE EAST
	DISTRIC APN 047-166-042 047-166-044 047-166-044	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008	ROVE USE CD, 0051 0850 0052 0801	RATE ESD COP CD. FLA  1.00 .00 1.80 .00	E 541.00  MPUTED AT CHARGE  541.00  .00  973.80  .00	RATE2 0.00  NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD  BOYSEN SOEMKE G & HARRIET C TR  STANDRING LOIS  HITCHCOCK FRANCES J	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03	SIT ADDR 26 480 0 44 0 33 400 37 9990	TUS ESS DAK HONE EAST BANNON
	DISTRIC APN 047-166-042 047-166-043 047-166-044 047-166-045 047-171-004	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0801 0010	RATE ESD COP CD FL/ 1.00 .00 1.80 .00	E 541.80 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80	RATE2 0.00  NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD  BOYSEN SOEMKE G & HARRIET C TR  STANDRING LOIS  HITCHCOCK FRANCES J	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41217 A41  VACANT+LAT 0.37ACRE 97-03  SFD+GU A41	SIT ADDR 26 480 0 44 0 33 400 37 9990 96 265	TUS ESS DAK HONE EAST BANNON DAK
	DISTRIC APN 047-166-042 047-166-043 047-166-044 047-166-045 047-171-004	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0801 0010	RATE ESD COP CD. FL/ 1.00 .00 1.80 .00 1.80 1.00	E 541.80 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00	RATE2 0.00  NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J  BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41217 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A42  SFD+LATERAL 99-0135 A41	SIT ADDR 26 480 0 44 0 33 400 37 9990 96 265 31 263	US ESS DAK HONE EAST BANNON DAK HODDHARD
	DISTRIC APN 047-166-042 047-166-043 047-166-044 047-166-045 047-171-004 047-171-006 047-171-011	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0901 0010 0010	RATE ESD COO CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00	RATE2 0.00  NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY M TR	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD D06  1 SFD A46	SIT ADDR 26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275	DAK HONE EAST BANKON OAK HOODHARD HOODWARD
	DISTRIC APN  047-166-042  047-166-044  047-166-045  047-171-004  -047-171-005  047-171-011  047-171-013	T 08-PENNGI CHG TRA CO. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0001 0010 0010	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 973.80 .00 973.80 541.00 541.00 541.00	RATE2 0.00  NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J  BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD D06  1 SFD A46  1 SFD A46	SIT ADDR 26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275	LIS LESS DAK NONE EAST BANNON DAK MOODHARD
	DISTRIC APN  047-166-042  047-166-045  047-166-045  047-171-004  047-171-011  047-171-013	T 08-PENNGI CR TRA CO. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0001 0010 0010 0010 0010	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 973.80 .00 973.80 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY H TR PERKINS ELSBETH TR HC RAE JOHN & MOIRA AGNES	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD D06  1 SFD A46  1 SFD A461  SFD A47	SIT ADDR 26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996	DAK HONE EAST BANNON OAK HOODHARD HOODHARD OAK OAK
	DISTRIC APN  047-166-042 047-166-044 047-166-045 047-171-005 047-171-011 047-171-013 047-171-015	T 08-PENNGI CHG TRA CO. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0801 0010 0010 0010 0010	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.80 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY M TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM W & CINDY A	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD D06  1 SFD A46  1 SFD A46  1 SFD A47  SFD 47  SFD 011	SIT ADDR 26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998	DAK HONE EAST BANNON OAK HOODHARD HOODHARD OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-044 047-166-045 047-171-005 047-171-011 047-171-015 047-171-015 047-171-016	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0801 0010 0010 0010 0010 0010 0010	RATE ESD COI CD. FL/ 1.00 .00 1.80 .00 1.00 1.00 1.00 1.00 1	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA NORTHWESTERN PACIFIC RAILROAD BOYSEN SOEMKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY M TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM M & CINDY A PALLMANN MARYANNE	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41217 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD 066  1 SFD A46  1 SFD A47  SFD 47  SFD 011  SFD 012	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998	DAK HONE EAST BANNON DAK HODDHARD HODDHARD OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-045 047-166-045 047-171-005 047-171-011 047-171-015 047-171-016 047-171-016 047-171-017	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0001 0010 0010 0010 0010 0010 00	RATE ESD COC CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY M TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM W & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41217 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD 006  1 SFD A46  1 SFD A47  SFD 47  SFD 611  SFD 617  SFD 617	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960	DAK HONE EAST BANNON DAK HOODHARD HOODHARD OAK OAK OAK OAK
	DISTRIC APN  047-166-042  047-166-045  047-166-045  047-171-005  047-171-011  047-171-013  047-171-016  047-171-017  047-171-022	T 08-PENNGI CHG TRA CO. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0852 0801 0010 0010 0010 0010 0010 0010 001	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI MICKLES LINDSAY H TR PERKINS ELSBETH TR HC RAE JOHN & MOIRA AGNES CLARK JIM N & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN H	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD BD BD BD BD BD BD BD BD BD BD BD BD BD	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968	DAK HONE EAST BANKON OAK HODDHARD HODDWARD OAK OAK OAK OAK OAK
	DISTRIC APN  047-166-042  047-166-045  047-166-045  047-171-005  047-171-011  047-171-013  047-171-016  047-171-017  047-171-022  047-171-023	T 08-PENNGI CREATE TRA CO. 1 138-008 1 138-008	ROVE USE USE USE USE USE USE USE USE USE US	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI MICKLES LINDSAY H TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM W & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN H DE HAAN ABEL & FRANCES	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A42  SFD+LATERAL 99-0135 A41  SFD 006  1 SFD A46  1 SFD A47  SFD 47  SFD 011  SFD A47  SFD 57D A47  SFD 85P 85P  SFD 30671 306  SFD 48	SIT ADDR  26 480  0  44 0  33 400  37 9990  96 265  31 263  29 275  14 9936  89 9996  20 9998  44 261  9960  35 9968  99 9982	DAK HONE EAST BANNON OAK HODDHARD HOODWARD OAK OAK OAK OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-045 047-166-045 047-171-005 047-171-011 047-171-015 047-171-016 047-171-017 047-171-022 047-171-025 047-171-025	T 08-PENNGI CR TRA CO. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0901 0010 0010 0010 0010 0010 0010 001	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI MICKLES LINDSAY H TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM N & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN H DE HAAN ABEL & FRANCES KINT THOMAS M & MARIE J	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD D06  1 SFD D06  1 SFD A46  1 SFD A46  SFD 47  SFD D11  SFD A47  SFD B11  SFD A47  SFD A47  SFD A47  SFD A47  SFD A47  SFD B11  SFD A47  SFD A47  SFD B47  SFD B47  SFD B47  SFD B47  SFD B47  SFD B47  SFD B47  SFD B47  SFD B48  VACANY	SIT ADDR 26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9980	DAK HODE EAST BANNON DAK HODDHARD HODDHARD OAK OAK OAK WOODHARD OAK OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-045 047-166-045 047-171-005 047-171-011 047-171-015 047-171-016 047-171-017 047-171-022 047-171-023 047-171-026 047-171-026	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0901 0010 0010 0010 0010 0010 0010 001	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY M TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIH W & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN M DE HAAN ABEL & FRANCES KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD DO6  1 SFD A46  1 SFD A47  SFD 47  SFD 011  SFD A47  SFD SFD A47  SFD SFD A47  SFD SFD SFD A47  SFD SFD A47  SFD SFD A47  SFD SFD A47  SFD SFD A47  SFD SFD A47  SFD SFD A47  SFD SFD SFD A47	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9980	DAK HONE EAST BANNON OAK HOODHARD HOODHARD OAK OAK OAK OAK OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-045 047-166-045 047-171-005 047-171-011 047-171-015 047-171-016 047-171-017 047-171-022 047-171-025 047-171-025 047-171-026	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0801 0010 0010 0010 0010 0010 0010 001	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR  STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY M TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM W & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN M DE HAAN ABEL & FRANCES KINT THOMAS M & MARIE J GOLDBECK ELLA K TR	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD 006  1 SFD A46  1 SFD A47  SFD 47  SFD 511  SFD A47  SFD 50671 306  SFD 48  VACANT  VACANT  SFD A41	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9982 9982	DAK HONE EAST BANNON OAK HOODHARD HOODHARD OAK OAK OAK OAK OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-044 047-166-045 047-171-005 047-171-011 047-171-015 047-171-016 047-171-017 047-171-022 047-171-025 047-171-028 047-171-028	T 08-PENNGI CHG TRA CD. 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0801 0010 0010 0010 0010 0010 0010 001	RATE ESD COI CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOEMKE G & HARRIET C TR  STANDRING LOIS HITCHCOCK FRANCES J BELL TIMDTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY M TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM H & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN M DE HAAN ABEL & FRANCES KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J GOLDBECK ELLA K TR MORRIS ROBERT M ET AL	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41217 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD BD A41  SFD A46  1 SFD A46  1 SFD A47  SFD A47  SFD BD A47  SFD BD A47  SFD BD A47  SFD A48  SFD A48  SFD A47  SFD A48  SFD BD A47  SFD BD BD671 306  SFD A48  VACANT  VACANT  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9980 9982 10 0	DAK HONE EAST BANNON DAK HODDHARD HODDHARD OAK OAK OAK OAK OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-043 047-166-044 047-171-005 047-171-011 047-171-015 047-171-016 047-171-017 047-171-022 047-171-025 047-171-025 047-171-026 047-171-029 047-171-029	T 08-PENNGI CHG TRA CD: 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0001 0010 0010 0010 0010 0010 00	RATE ESD CON CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00	RATE2 0.00 NAME  ROBIN MONIKA NORTHWESTERN PACIFIC RAILROAD BOYSEN SOEMKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY M TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM W & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN M DE HAAN ABEL & FRANCES KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J GOLDBECK ELLA K TR MORRIS ROBERT M ET AL OSBORN CHARLES R & PAULINE I	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41217 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD 006  1 SFD A46  1 SFD A47  SFD 47  SFD 57D 30671 306  SFD 48  VACANT  VACANT  SFD A41  SFD A41  SFD A41  SFD A45  SFD A55  SFD A65  SFD A65  SFD A65  SFD A65  SFD A65  SFD A61  SFD A61  SFD A61  SFD A61	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9980 9982 10 0 15 9986	DAK HONE EAST BANNON DAK HOODHARD HOODHARD OAK OAK OAK OAK OAK OAK OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-045 047-166-045 047-171-005 047-171-011 047-171-015 047-171-016 047-171-017 047-171-022 047-171-025 047-171-025 047-171-026 047-171-026 047-171-028 047-171-028 047-171-028	T 08-PENNGI CHG TRA CD: 1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0001 0010 0010 0010 0010 0010 00	RATE ESD COC CD. FL/  1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00 .00 541.00 .00 .00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR  STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI HICKLES LINDSAY H TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM W & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN H DE HAAN ABEL & FRANCES KINT THOMAS H & MARIE J KINT THOMAS H & MARIE J GOLDBECK ELLA K TR MORRIS ROBERT M ET AL OSBORN CHARLES R & PAULINE I KINT THOMAS M & MARIE J	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD BU A41  SFD 006  1 SFD A46  1 SFD A46  SFD 47  SFD 011  SFD 30671 306  SFD 48  VACANT  VACANT  SFD A41  VACANT  SFD A41  SFD A42  SFD A47  SFD A55  SFD A65  SFD A65  SFD A65  SFD A61  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41	SIT ADDR  26 480 0 44 0 33 400 33 400 36 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9980 9982 10 0 15 9986 64 9984 0	DAK HONE EAST BANNON DAK HOODHARD HOODHARD OAK DAK OAK OAK OAK OAK OAK OAK OAK OAK OAK O
	DISTRIC APN  047-166-042 047-166-045 047-166-045 047-171-005 047-171-011 047-171-015 047-171-016 047-171-022 047-171-025 047-171-025 047-171-026 047-171-026 047-171-026 047-171-027 047-171-028 047-171-028 047-171-028 047-171-031 047-171-031	T 08-PENNGI CHC TRA CG.  1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0901 0010 0010 0010 0010 0010 0010 001	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00 541.00 .00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK ROMALD JR & LORI MICKLES LINDSAY H TR PERKINS ELSBETH TR HC RAE JOHN & MOIRA AGNES CLARK JIM W & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN H DE HAAN ABEL & FRANCES KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J OSBORN CHARLES R & PAULINE I KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD DO6  1 SFD DO6  1 SFD A46  SFD 47  SFD 47  SFD B11  SFD B11  SFD B47  SFD B68  SFD B68  SFD B168  SFD B68  VACANT  VACANT  VACANT  SFD A41  SFD A42  SFD B68  VACANT  VACANT  VACANT  VACANT  VACANT  SFD B68  VACANT  VACANT  SFD B68  VACANT  SFD B68  VACANT  SFD B68  VACANT  SFD B68  VACANT  VACANT  SFD B68  SFD B68  VACANT  VACANT  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9980 9982 10 0 15 9986 64 9984 0 83 9986	DAK HONE EAST BANNON DAK HODDHARD HODDHARD HODDHARD OAK OAK OAK OAK OAK OAK OAK OAK OAK OAK
	DISTRIC  APN  047-166-042  047-166-045  047-166-045  047-171-005  047-171-011  047-171-015  047-171-016  047-171-022  047-171-023  047-171-026  047-171-026  047-171-027  047-171-028  047-171-029  047-171-030  047-171-031  047-171-031	T 08-PENNGI CHG TRA CD.  1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0901 0010 0010 0010 0010 0010 0010 001	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00 541.00 .00 541.00 .00 541.00 .00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK RONALD JR & LORI MICKLES LINDSAY M TR PERKINS ELSBETH TR MC RAE JOHN & MOIRA AGNES CLARK JIM M & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN M DE HAAN ABEL & FRANCES KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J COLDBECK ELLA K TR MORRIS ROBERT M ET AL OSBORN CHARLES R & PAULINE I KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD+LATERAL 99-0135 A41  SFD DA46  1 SFD A46  1 SFD A47  SFD 47  SFD 30671 306  SFD 48  VACANT  VACANT  SFD A41  SFD A41  SFD A42  SFD A43  SFD A45  SFD A46  SFD A47  SFD A47  SFD A41  SFD A41  SFD A41  SFD A41  SFD A41  SFD SFD A41  SFD SFD SFD A41  SFD SFD SFD SFD SFD  SFD SFD SFD SFD SFD  SFD SFD SFD SFD SFD SFD SFD SFD SFD SFD	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9980 9982 10 0 15 9986 64 9984 0 83 9986	DAK HONE EAST BANNON OAK HOODHARD HOODHARD OAK OAK OAK OAK OAK OAK OAK OAK OAK OAK
	DISTRIC APN  047-166-042 047-166-045 047-166-045 047-171-005 047-171-011 047-171-015 047-171-016 047-171-022 047-171-025 047-171-025 047-171-026 047-171-026 047-171-026 047-171-027 047-171-028 047-171-028 047-171-028 047-171-031 047-171-031	T 08-PENNGI CHG TRA CD.  1 138-008 6 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008 1 138-008	ROVE USE CD. 0051 0850 0052 0901 0010 0010 0010 0010 0010 0010 001	RATE ESD COP CD. FL/ 1.00 .00 1.80 1.00 1.00 1.00 1.00 1.00	E 541.00 MPUTED AT CHARGE 541.00 .00 973.80 .00 973.80 541.00 541.00 541.00 541.00 541.00 541.00 541.00 .00 541.00 .00 541.00 .00 541.00	RATE2 0.00 NAME  ROBIN MONIKA  NORTHWESTERN PACIFIC RAILROAD BOYSEN SOENKE G & HARRIET C TR STANDRING LOIS HITCHCOCK FRANCES J BELL TIMOTHY JAMES & JENNIFER SLACK ROMALD JR & LORI MICKLES LINDSAY H TR PERKINS ELSBETH TR HC RAE JOHN & MOIRA AGNES CLARK JIM W & CINDY A PALLMANN MARYANNE DAVIDSON STEVEN BORDESSA JERRY A & JEAN H DE HAAN ABEL & FRANCES KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J OSBORN CHARLES R & PAULINE I KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J KINT THOMAS M & MARIE J	COMMENT  SFD LOT 6 411  NT VACANT  SFD+GU 41117 A41  VACANT+LAT 0.37ACRE 97-03  SFD + GU A41  SFD DO6  1 SFD DO6  1 SFD A46  SFD 47  SFD 47  SFD B11  SFD B11  SFD B47  SFD B68  SFD B68  SFD B168  SFD B68  VACANT  VACANT  VACANT  SFD A41  SFD A42  SFD B68  VACANT  VACANT  VACANT  VACANT  VACANT  SFD B68  VACANT  VACANT  SFD B68  VACANT  SFD B68  VACANT  SFD B68  VACANT  SFD B68  VACANT  VACANT  SFD B68  SFD B68  VACANT  VACANT  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD B68  SFD	SIT ADDR  26 480 0 44 0 33 400 37 9990 96 265 31 263 29 275 14 9936 89 9996 20 9998 44 261 9960 35 9968 95 9982 9980 9982 10 0 15 9986 64 9984 0 83 9986	DAK  HONE  EAST  BANNON  OAK  HOODHARD  HOODWARD  OAK  OAK  OAK  OAK  OAK  OAK  OAK  OA

42 43

B SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY LISTING 10/17/01 PAGE 565

DISTRICT 08-PENNGROVE RATE 541.00 RATE2 0.00

APH CHG TRA USE ESD COMPUTED NAME COMMENT SITUS
ADDRESS

APN	CHG		USE CD.		COMPUTED FLAT CHARGE	NAME		COMH	ENT		SITU ADDRE	
047-171-040	1	138-008	081	1.00	541.00	WOLLENBERGER LOT	UIS VERNON ET	A SFD	98-0082 97	-0434	140	EICHTEN
047-171-041	1	138-008	0010	1.00	541.00	LIBOR CURTIS A		SFD	98-0 <b>19</b> 9 97	-0434	160	EICHTEN
047-172-003	1	138-008	0010	1.00	541.00	SHALAGIN SERGE	R	1 SFD		A4630	289	DAK
047-172-004	1	138-808	0010	1.00	541.00	CHILTON FRANK B	& JOAN B TR	SFD			285	OAK
047-172-005	1	13 <b>8-</b> 008	0010	1.00	541.00	KOONCE RUSSELL	I & RHEAMA S	SFD		A4155	256	WOODWARD
047-1 <b>7</b> 2-006	1	138-008	0010	1.00	541.00	MARKS JOYCE K &	RICHARD L	SFD LOT 2	MS 8341	4922	254	HOODHARD
047-172-807	1	13 <b>8-</b> 008	0016	1.00	541.00	WACKER LISETTE		SFD LOT 3	4955 4940	4816	271	OAK
047-172-808	1	13 <b>8-</b> 008	0010	1.00	541.00	WACKER EARL TR	ET AL .	SFD LOT 4	4955 4948	4816	279	DAK
047-173-002	1	138-008	0010	1.00	541.00	SILVEIRA TROY R	ET AL	1 SFD		A4543	9947	DAK
047-173-003	1	138-008	0710	1.00	541.00	PENNGROVE COMMU	NITY CHURCH	CHURCH		A4130	9970	CAK
047-173-004	ò	138-008	0711	.00	.00	PENNGROVE COMMU	NITY CHURCH	PARKING L	OT V17AUG98		<del>9</del> 971	OAK
047-173-005	1	138-008	0010	1.00	541.00	LENTZ ALICE &		1 SFD		A4108	9985	OAK
047-173-007	1	138-008	0640	1.00	541.08	PENNGROVE SOCIA	L FIREMEN	LODGE HAL	.L	A4601	385	WOODWARD
047-173-008	1	138-008	0780	1.00	541.00	HUTCHINSON GERA	LD KELLY	FIREHOUSE	VOLUNTEER	A4154	365	WOODWARD
047-173-009	1	138-008	0320	1.16	627,56	HAYFIELD CLYDE	A	2WHSE/OFF	+/RETAIL	A4166	9550	PETALUHA HILL
047-173-010	1	138-008	0113	4.00	2164.00	TERRIBILINI JOS	EPH C & VIRGIN	I COMMERCIA	L3UNITS+SFD	A4178	10010	MAIN
947-173-911	1	138-008	0010	1.80	541.00	DLUZAK CHRISTOP	HER	1 SFD		A4174	361	WOODWARD
047-173-012	1	138-008	0010	1.00	541.88	SARASY LE ANNE	S & BRIAN P	1 SFD		A4109	9937	OAK
B47-173-016	1	138-008	0051	1.00	541.00	PENNGROVE CONHU	NITY CHURCH	SFD		A4127	9989	DAK
047-173-017	1	1 <b>38</b> -008	0010	1.00	541.00	PENNGROVE COMMU	NITY CHURCH	SFD	•	A4131	9995	OAK
047-173-018	Ð	138-008	0300	.00	.00	MONDING BILL JA	ICK & LUCY	VACANT 0.	44ACRE V17AUG98		9500	MAIN
047-174-003	1	138-908	0010	1.00	541.00	BRANT DARREL M	& LAURIE E	1 SFD		A4619	28D	DAK
047-174-004	1	138-008	0010	1.00	541.00	SILVA HAROLD E	JR.	1 SFD		A4743	282	DAK
047-174-005	1	138-908	0010	1.00	541.00	MEYER THOMAS G	& SHELLY A	I SFD		A4519	286 -	OAK
947-174-006	1	138-008	0010	1.00	541.00	MEIER VAIRA TR		1 SFD '		A4718	290	'DAK' 4.
047-174-008	1	138-008	0112	3.00	1623.00	NISSEN NAHMEN B	TR	COMMERCIA	ALBUNITS	A4703	10070	MAIN
047-174-009	G	138-008	0811	.00	.00	NISSEN NAHMEN B	TR	UTILITY !	EASEMENT		10078	HAIN

SAB SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY LISTING 10/17/01 PAGE 566

RATE 541.00

RATE2

0,00

DISTRICT 08-PENNGROVE

COMPUTED FLAT CHARGE CONHENT SITUS ADDRESS 1.00 541.00 MC CLINTOCK ESTHER L TR WOODWARD 047-174-012 1 138-008 0010 SFD A4106 201 541.00 KNOLL DANIEL D & MARTHA E 047-174-014 1 138-008 0051 1.00 SED 7580 0823 278 DAK p47-174-015 1 138-008 0010 1.00 541.00 FRANCIS DAVID H & EILEEN M 647-181-001 1 138-008 0010 1.08 541.00 MEYER KRISTIN LUND & MICHAEL D 1 SFD A4148 9483 MAIN 047-181-003 1 138-008 0010 541.00 SCOTT MARK S JR 1.00 I SFD A4532 9575 PETALUMA HILL. 047-181-004 1 138-008 0110 541.00 MERTES ANTHONY U TR RETAIL STORE 9575 047-181-008 0 138-008 0100 .00 -DO HERPICK JOHN VACANT 9901 MATN 047-181-809 1 138-008 0121 1.87 1011.67 CURRAN PATRICK J BEAUTY SHOP RETAIL BAR A4169 10009 MAIN 1.80 973.80 TRIMMER DIAME B ET AL SEE FILE A4191 10045 MATH 047-181-011 1 138-008 0081 047-181-014 1 138-008 0010 1_00 541.00 ZASTROW CHARLES J 1 SFD A4524 11051 PETALUMA HILL 973.80 CAESARI GEORGE TR 047-181-015 1 138-008 0720 1.80 1 SFD + TLR A4725 11201 POST OFFICE (1900SF) 01051 11401 PETALUNA HILL 047-181-016 1 138-008 0170 1.00 541.00 HAZZIE RALPH N TR 047-181-018 1 138-008 0023 2.80 1514.80 THURSTON SCOTT W & MARY JO 2SFD+GU 00-0406 99-0478 228 ADOBE 047-181-020 1 138-808 0393 1.00 541.00 SORENSEN PHILLIP & CATHERINE T IND A4133 6040 OLD REDWOOD 047-181-027 0 138-008 0851 ...00 .00 MYLES GEORGE & GLADYS M 10037 MATN .00 .00 MOSHELL ADELINE H NOT CONNECTED 11601 PETALUHA HILL 047-181-028 0 138-008 0001 1406.60 BAER LEWIS MICHAEL & JANET GLI SEE FILE 047-181-030 1 138-008 0113 2.60 A4636 9595 MAIN .00 MERTES ANTHONY U TR 047-181-032 @ 138-008 0100 .00 541.00 LASLEY SPENCER H & LISA K ET A COML 047-181-033 1 138-008 0202 1.00 A4167 9555 MAIN 1.00 541.00 STEVENSON CINDY A4149 9543 MAIN 047-181-034 1 138-008 0010 047-181-035 1 138-008 0052 2.00 1082.00 BONELLI SHARON M 2 SFD A4132 360 ADOBE 047-181-038 1 138-008 0320 1.00 541.00 MYLES GEORGE F & GLADYS H TR FEED STORE 8123 8111 10035 MAIN 047-181-039 1 138-008 0121 1731.20 TOMROSE WILLIAM 3 APTS + 2 OFFICES A4715 047-181-040 1 138-008 0341 1.00 541.00 BUCHANAN JACK D & LEWELLA TR COLD STORAGE A4340 6030 OLD REDWOOD HWY 047-191-003 1 136-008 0051 1.80 973.80 PHILLIPS DONALD H SFD + MH 6676 A4632 PETALUMA HILL 541.00 FUENTES SALVADORE & GEORGIA N 1 SFD A4731 ADOBE 047-191-010 1 138-008 0051 1.00 487 047-191-011 1 138-008 0051 1.80 973.80 SOARES DOROTHY E TR 505 ADOBE SFD + GU A4737

	anc			SUNUMA	CODITT	MM I I	, 40E	HC I SHI	37 1 TH : TO	17 COL	V TWA	LHIOKI		LISTING	•			20/2//0	*	HOL	201	
		DISTRIC	T D	8-PENNG!	ROVE	F	RATE	541.00	RATE	Z 0	.00											
	A		CHG CD.		USE CD.	ESD CD.	COMP FLAT	UTED CHARGI	HA E	ME				COMMEN	NT.			SIT				
	047-1	91-014	1	138-008	0052	2.00	1	082.00	ESTRADA	HICH	AEL E	& PATRI	CIA H	2 SFD			A4200	475	ADOB	E		
	047-1	91-016	1	138-008	0051	1.00	)	541.00	BAUGART	EN RO	SS &	THERESA	ANNE	1 SFD			A4142	8920	PETA	LUMA I	HILL	
	047-1	91 <b>-017</b>	1	138-008	0051	1.00	)	541.00	HHEELER	TREV	OR J			1 SFD			A4533	8850	PETA	LUMA I	HILL	
	047-1	91-018	1	138-008	0051	1.00		541.00	NOWELL	TIMOT	HY G	-		1 SFD			A4518	8764	PETA	LUMA I	HILL	
	047-1	91-026	1	138-008	0010	1.00	) .	541.00	SAVEL R	ICHAR	D L 8	ARLENE	ET AL	1 SFD			A4644	511	ADOB	E		
	047-1	91-030	1	138-008	0051	1.00	) .	541.00	TARCA J	OHN C	& TE	RRI L		1 SFD			A4141	489 .	ADOB	E		
	047-1	91-040	1	138-008	0051	1.00	)	541.00	CHOPNAK	CHAR	LENE	M ET AL		1 SFD			A4112	447	ADUB	£		
	047-1	91-041	1	138-008	0051	1.00	)	541.00	SULLIVA	N ELI	ZABET	rh s		SFD		3	800 3779	449	ADOB	E;		
	047-1	91-042	1	138~008	0051	1.00	)	541.00	CAPDARE	ST JE	AN B	& TRAUTE	E	SFD			A4502	8816	PETA	LUMA !	HILL	
	047-1	91-043	1	138-008	0051	1.00		541.00	CAPDARE	ST JE	AN B	& TRAUTE	E	SFD			A4502	8810	PETA	LUMA	HILL	
	047-1	91-044	1	138-008	0035	3.20	1	731.20	CAPDARE	ST JE	AN B	& TRAUTE	E	2 DPX			A4502	8790	PETA	LUMA I	HILL	
	047-1	91-045	1	138-008	0010	1.00	) ;	541.00	HC CULL	OCH SI	COTT	W & CARD	IL E	SFD			A4609	8718	PETA	LUMA I	HILL	
	047-1	91-046	i	138-008	0852	2.60	1	406.60	DEMPSEY	JACK	À&	VICTORIA	١	SFD + 2 APT	rs		A4707	8722	PETA	LUMA I	HILL	
	047-1	91-047	ı	138-008	0051	1.00		541.00	SOCHET	TERRY	DIAN	IE TR		SFD+GARAGE		97-03	36 A4139	8930	PETA	LUMA I	HILL	
	047-1	91-048	1	138-008	0052	1.80	)	973.80	SOCHET	TERRY	DIAN	E TR		SFD+GARAGE+	+GU	99-0175	99-0159	8922	PETA	LUMA 1	HILL	
	047~1	91-049	1	138-008	0051	1.00	) .	541.00	SOCHET	TERRY	DIAN	IE TR		SFD GAR/W R	RH&B.	ATH 00-0	314	8926	PETA	LUMA I	HILL	
	047-1	91-050	0	138-008	0051	.00	)	.00	SAVEL R	ICHAR	B 1 C	ARLENE	E	NOT CONNECT	red !	WAS 047-	191-027	517	ADOE	E		
,	047-2	12-082	0	138-007	0050	. 00	)	.00	WARD ME	LISSA	TR E	ET AL		VACANT				5575	OLD	REDNO	OD HWY	
_	047-2	12-003	1	138-007	0051	2.00	1	082.00	WARD ME	LISSA	TR E	T AL		2 SFD			, 124	5586	OLD	REDWO	YMH GO	
	047-2	12-004	1	138-007	0051	1.00	ı .	541.00	WARD ME	LISSA	TR E	T AL		1 SFB			126	5580	OLD	REDWO	OD HWY	
	047-2	12-005	0	138-007	0050	.00	,	.00	CALDWEL	L HICI	HAEL	C & CARO	ILE	VACANT				5579	OLD	REDHO	OD ·	
, ;	047-2	13-004	1	138-011	0113	3.60	1	947.60	GESSLER	SIGRI	UN TR	ET AL		1 RES-1 DUP	<b>-1</b>	мкт	A4534	8	ELY			
		13-005	1	138-011	0280	2.00	) 1	D82.00	SENHOR	SANTO	CRIS	TO SOCIE	TY	AUTO SRVC (	(UP	10420)	A4750	5500	OLD	REDWO	OD HWY	
		13-009		138-011	<b>-</b>	.00	)	.00	SENHOR	SANTO	CRIS	TO SOCIE	ΤY	NC (UP 1042	20)			79	ELY			
1	The second of	14-DOS		138-007	•	3.00			SNYDERM			-		3 SFD			A4633	5520			IOD HWY	
				138-007		1.00								SFD LOT 1			96-0137	27	ELY		,	
				138-007		1.00						. & JUDIT		SFD MS-7538	3		41399		ELY			
	<b>-</b>		•																			

	SAB			SONOMA	COUNTY	WATER	AGENCY SAF	MOITAITI	USER I	NVENTORY	LISTING			10/17/01	PAGE	568
		DISTRIC	T 0	8-PENNGF	ROVE	, R	ATE 541.08	RATE2	0.00	•						
	,	APN	CHG	TRA	USE CD.		COMPUTED FLAT CHARG	NAM	E		COMMENT			SITE ADDRE		
	047-7	214-016	1	138-007	0051	1.00	541.00	PETERSEN	NIS S	& DOREEN	SFD MS-7538 20	389 20394		31	ELY	
٠	047-2	214-017	1	138-007	0051	1.00	541.00	TAVENNER	RANDY	L: ·	SFD MS-7538 20	388 20395		33	ELY	
	047-2	214-018	1	138-007	0051	1.00	541.00	SWADLEY	ÇORWIN .	¥	SFD(MS-7524)	7233 7229	A4728	5650	OLD REDWO	OOD.
	047-7	214-019	1	138-007	0051	1.00	541.00	SILACCI	LLOYD H	& JUNE TR	SFD-V 4/97	,		5660 .	OLD REDWO	, QOC
	047-	214 <b>-02</b> 0	1	138-007	0052	2.00	1082.00	CALDHELL	MICHAE	LC	2SFD ·	7233 7229	A4729	5590	REDWOOD 1	HTRO
	947-7	214-021	1	138-007	0051	1.80	541.00	OLSEN JO	HN H &	DONNA L	SFD		A4729	5600	REDWOOD 1	ORTH
1	047-	221-001	1	138-007	0051	1.00	541.00	DURANDO	A MHOL	& FREIDA C	SFD	6623	A4605	5696	OLD REDWO	DOD HWY
	047-7	221-062	1	138-007	0051	1.00	541.00	GERHARDT	CLAREN	ICE L & BETTY A	1 SFD		A4717	5708	OLD REDWO	YWH GOO
	047~	221-004	1	138-007	0281	1,00	541.00	SHOEMAKE	R JOHN	н	AUTO SERV	,	A4639	5730	OLD REDWO	OOD HHY
	047-	221-005	1	138-007	0010	1.00	541.00	LEAVELL	JENNIE	K ·	1 SFD		A4143	5736	OLD REDWO	YWH GOO
	047-	221-006	1	138-007	0051	1.00	541.00	KELLEHER	TRAVIS		1 SFD		132	5740	OLD REDWO	אא עסכ
	047-7	221-015	1	138-007	0051	1.00	541.00	CROUSE J	AMES &	EILEEN	1 SFD		A4508	5800	OLD REDNO	YWH GOO
	047~	221-017	1	138-007	005)	1.00	541.00	DIAMANTI	NE TONY	· J	1 SFD		A4509	5866	OLD REDWO	OOD NOR
	047~	221-018	Û	138-007	0050	.00	.00	MAGLIULO	MARTIN	& JENNIFER	VACANT			5820	OLD REDWO	YWH GOO
	047-	221-024	0	138-007	0540	-00	.00	HAGLIULO	MARTIN	& JENNIFER	VACANT			5836	OLD REDW	DOD HWY
	047-	221-027	1	138-007	0051	1.00	541.00	HOZMHOL	HILLIAM	J & BETTY J	1 SFD		A4604	321	BANNON	
	047-	221-033	1	138-007	0019	1.00	541.00	PIOTRKON	SKI IRV	& CLAUDIA L	SFD		4591	708	ADDBE	
	047-	221-034	1	138-007	0051	1.00	541.00	AGUIAR E	RNIE J	& OLIVINE	SFD 20567A4529	•		704	ADOBE	
	047-	221-035	1	138-007	0051	1.00	541.00	PIOTRKON	SKI		1 SFD		1611	275	BANNON	
	047-	221-036	1	138-007	0051	1.00	541.00	STOCKHAM	SUSAN	К	SFD		3840	303 .	BANNON	
	047-	221-037	0	138-007	0050	.00	.00	PIOTRKON	SKI IRV	ET AL	VACANT			.0	ADOBE	
}	047-	221-038	1	138-007	0010	1.00	541.D0	PIOTRKON	SKI IRV	,	SFD (83)		01412	279	BANNON	
,	047-	221-039	1	138-007	0051	1.00	541.00	GHIRINGH	ELLI JO	N PHILIP	SFD	,	A4117	307	BANNON	•
	047-	221-040	1	138-007	8052	1.80	973.80	RANDALL	MYRON 8	MARILYN	SFD + COTTAGE		A4117	309	BANNON	*.
/	(047-	<b>23</b> 1-012	1	138-008	9051	1.00	541.00	BARELLA	LINDA K	CET AL	1 SFD		A4138	35	DAVIS	
	047~	231-013	1	138~008	0051	1.D0	541.00	BARELLA	DONALD	G & SUZANNE A	1 SFD		A4510	25	DAVIS	
	047-	<b>231-01</b> 9	1	138-008	0051	2.60	1496.60	AARON VI	CTOR A	TR	SFD + 2 GU	•	A4506	710	OLD ADOB	Ε .

LISTING 10/17/01 SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY SAB DISTRICT 08-PENNGROVE RATE 541.00 RATES 0.00

22.0	IKIC: 0	I FEMALO		MAIL	341.00	MAILE DI	••					
APN	CHG CD.	TRA	USE ES	D COMP	PUTED CHARGE	NAME		COMMENT			SITU ADDRE	
047-231-	121	138-008	9010	1.00	541.00	BECHTOLD FRED	G & JUDITH K.	1 SFD		01612	711	OLD ADOBE
047-231-	23 1	138-008	0010	1.00	541.00	SCHULTZ LOUIS	A & MARILYN S TR	1 SFD		01628	65	DAVIS
047-231-	1 24	138-068	0051	1.00	541.00	DAVIS STEVEN	N & VICKI J	SFD		01607	51	DAVIS
047-231-	125 I	138-008	8052	1.80	973.80	STEWART LEROY	H & MARY F	SFD+GU 99-0419			53	DAVIS
047-231-	0 <b>26</b> 1	138-008	0051	1.00	541.00	REIDER HENRY	J JR & ELIZABETH	SFD	6542	01298	55	DAVIS
047-231-	027 1	138-008	0010	1.00	541.00	BAILLY KERRY	& ANNIE .	SFD		01348	57	DAVIS
- 047-231-	032 0	D-000	0000	-00	.00			MAINLINE 99-0327	PLNCHK96	-0256	Ð	
∕:047~232 <del>-</del> √	019 1	138-008	0051	1.00	541.00	KALOGIANNIS J	OHR P & MARIE E T	1 SFD ,		A4170	12	DAVIS
047-232-	020 1	138-008	0051	1.00	541.00	TARCA JOHN C	& TERRI LEE	1 SFD		A4171	735	ADOBE
B47-232-	021 1	138-008	0051	1.00	541.00	KALOGIANNIS J	OHN P & MARIE E T	1 SFD		01615	28	DAVIS
047-232-	023 1	138-008	0010	1.00	541.00	WING WAYNE D	& MARLENE C	SFD		6236	70	DAVIS
847-232-	024 1	138-008	0051	1.00	541.00	KAUHEYER JAME	S A TR ET AL	SFD 20406			60	DAVIS
847-232-	026 1	138-008	0051	1.00	541.00	DORSEY MICHAE	L J & PEGGY J	SFD		A4706	50	DAVIS
047-232~	027 1	138-008	0018	1.00	541.00	ORNE JAMES A	•	SFD		01343	48	DAVIS
047-232-	028 1	138-008	0051	1.00	541.00	WACKER EARL		SFD		A4187	110	DAVIS
047-232-	030 1	138-008	0051	1.80	973.80	WACKER EARL T	R	SFD+GRANNY 3	631 2269	A4187	120	DAVIS
047-232-	032 0	138-008	0050	-00	.00	WACKER EARL T	R	VACANT			0	DAVIS
047-232-	0 25	138-008	0000	. De	.00	KALOGIANNIS J	OHN P & MARIE E T	VACANT NS 160.86	1	01701	0	DAVIS
847-232-	936 Q	138-008	0800	.00	.00	KALOGIANNIS J	OHN P & MARIE E T	VACANT MS 160.86	i1	01701	0	DAVIS
047-232-	937 1	138-008	0010	1.00	541.00	KRAUSSE PETER	& URSULA TR	SFD MS 160.861 2	20467 0170	11	32	DAVIS
047-232-	0 820	138-608	0900	.00	-00	KALOGIANNIS J	OHN P & MARIE E T	VACANT MS 160.86	i1 .	61701	0	DAVIS
047-232-	039 1	138-008	0010	1.00	541.00	MC ISAAC KELV	IN D	SFD		00777	755	ADOBE
047-232-	040 1	138-008	0057	1.80	973.80	MC ISAAC ERIC	R & MARIANNE	SFD + GU	9420 7238	7099	749	ADOBE
D47-232-	041 1	138-008	0051	1.00	541.00	DAVIDSON FRED	JOHN & IRENE MAR	SFD		A4116	100	DAVIS 4
047-232-	042 1	138-008	0016	1.00	541.00	NADEAU KIM A	ET AL	SFD	-	61747	88	DAVIS!
047-310+	001 1	138-007	0051	1.00	541.00	BOCALEDNI BRU	NO F & DIANE L TR	1 SFD		A4104	826	PHILLIPS
047-310-	002 i	138-007	0051	1.00	541.00	FARROW JACQUE	LINE M	1 SFD		A4627	800	PHILLIPS
			•									

SAB			SUNOMA	COUNTY	WATE	ER AGENCY SA	MOITAITIN	USER	INVE	ENTORY		LISTING	10/17/0	1 PAGE	570	
D	ISTRIC	30 T	-PENNGI	ROVE	•	RATE 541.00	'RATE2	0,.0	10							
AF	PN .	CHG CD.	TRA	USE CD.	ESD CB.	COMPUTED FLAT CHARGE	NAME E	2				COMMENT	SIT ADDR			
047-31	.0-DO3	0 1	38-007	0054	-(	00.00	GRAHAH CL	AUD A	JR	& JANETT	N V	VACANT '	504	PHILLIPS	,	
			<b>-</b>		_									******		

047-310-004 0 138-007 0051 _00 .00 JOHNSON MARY LOUISE TR NOT CONNECTED 680 PHILLIPS **PHILLIPS** 047-310-005 1 138-007 0051 1.00 541.00 MELO JOHN 1 SFD A4111 500 PHILLIPS 047-310-006 1 138-007 0051 541.00 HEINZ EDWARD & MONIKA A4507 498 PHILLIPS 047-310-007 0 138-007 0051 .00 D KEEFE SEAN ET AL NOT CONNECTED 400 .00 047-310-008 0 138-007 0054 .00 .00 PHILLIPS STEPHEN C & NANCY R VACANT 200 **PHILLIPS** 047-310-009 1 138-007 0051 1.00 541.00 SCHNEIDER DOREEN MARIE TR SFD 7779 96 **PHILLIPS** 047-310-010 0 138-007 0851 .00 .00 PHILLIPS J HOWARD & NITA R/W 6887 OLD REDWOOD HWY 047-310-011 1 138-007 0051 1.00 541.00 HOLDEMAR LUCILLE M & ROBERT P 1 SFD A4134 **PHILLIPS** 947-310-014 1 138-007 0051 1082.00 HILLER SARA TR ET AL 2 SFD 405 **PHILLIPS** 2.00 130 B47-310-015 0 138-007 0051 .00 .00 JASONI GORDON R & MARILYN L NOT CONNECTED 509 PHILLIPS 847-310-016 B 138-807 8050 .00 .00 JASONI GORDON R & MARILYN L VACANT 200 ATTM ATTA 047-310-017 1 138-007 0051 1.00 541.00 NACKORD ERNEST J JR SET 62469 198 047-310-018 1 138-007 0056 1.08 541.00 PINNE ROBERT A & AVERILL M TR SFD 5692 5545 196 047-310-019 1 138-007 0051 541.00 MC ALEXANDER ALVA E & ROBBE T 1 SFD A4618 HOWARD 1.00 22 047-310-920 1 138-007 0051 1.00 541.00 GUNHEIM ERIK STEVEN & ESPERANZ SFD 30713 HOHARD 5910 A4713 HOWARD 047-310-021 1 138-007 0051 1.80 973.80 CASELLA RICHARD A & BEVERLY A SFD+GRANNY 35 047-310-822 1:138-007 0051 1.00 541.00 NUNES DAVID R & CAROL R TR 1 SFD A4735 45 HOWARD 047-310-023 1 138-007 0051 1.00 541.00 BRANSEN MARGARET H TR SFD (BUILDING LATERAL) 8555 75 CREST 047-310-024 1 138-007 8051 1.00 541.00 MAESTRI ANTHONY C & ANNE A SFB 3851 61 CREST 541.00 CONSTANTINO MAUREEN A4602 CREST 047-310-025 1 138-007 0051 . 1.00 1 SFD 55 CREST 541.00 PHILLIPS STEPHEN C & NANCY SFD 02021 047-310-026 1 138-007 0051 1.00 45 047-310-029 1 138-007 0051 1.00 541.00 FRANK LA MOYNE G & SANDRA J 1 SFD A4628 CREST 1.00 541.00 MORRIS PERRY J & SUSAN M 1 SFD A4516 HOWARD 047-310-030 1 138-007 0051 40 NITA 047-310-031 1 138-007 0051 1.06 541.00 JORDAN TIMOTHY P & DEBORAH LEE 1 SFD A4643 10 047-310-032 1 138-007 0051 1.00 541.00 MATTOS ANTHONY J 1 SFD A4631 NITA 20

541.00 CHURCHILL PETER TANSEY & ROBIN SFD 01-0216

211

NITA

947-310-833 1 138-907 9051

1.00

SONOMA COUNTY WATER AGENCY SANITIATION USER INVENTORY

LISTING

LISTING

10/17/01

PAGE 572

	DISTR	ICT D8-PENNG	ROVE	RATI	E 541.00	RATE2	0.00		•	•	
	APN	CHG TRA CD.	USE CD.	ESD COL	HPUTED AT CHARGE	ŅAHE		CONHENT		SITU ADDRE	US ESS
	047-310-03	6 1 138-007	0051	1.00	541.00	SENFTEN RO	BERT & LINDA	1 SFD	A5354	5871	OLD REDWOOD HWY
	047-310-03	7 1 138-007	0051	1,00	541.00	TSUJIHARA	MITSUO & HELEN TR	1 SFD	A4165	5867	OLD REDWOOD HWY
	047-310-03	8 0 138-007	0851	.00	.00	TSUJIHARA	MITSUD & HELEN TR	NOT CONNECTED		5863	OLD REDWOOD HWY
	047-310-04	1 138-007	0051	1.80	541.00	BORG GIGI	E & JOHN T	1 SFD	A4539	5875	OLD REDWOOD HWY
	047-310-04	2 1 138-007	0051	1.00	541.00	ANGLIN CAR	ROLL A JR & JEANNETT	1 SFD	A4638	5877	OLD REDWOOD HWY
	047-310-04	3 1 138-007	0051	1.00	541.00	GRAY JAMES	P & CAROLYN B TR	1 SFD	A4616	305	PHILLIPS
	047-310-04	4 0 138-007	0811	.00	.00	KEN ROBERT	'S & SON GEN CONTRACT	•		105	PHILLIPS
	047-310-04	5 0 138-007	0050	.00	00	WOLDEMAR L	UCILLE M & ROBERT P	VACANT		103	PHILLIPS
	047-310-04	6 1 138-007	0051	1.00	541.00	BECK MARK	S & DEBORAH A	SFD	8346	805	PHILLIPS
	047-310-04	7 1 138-007	0052	1.00	541.00	HARTHAN WI	LLIAM H & STEPHANIE	SFD (+SFDNC V	4/97) 96-0354	50	CREST
_	∕047÷480÷00	1 138-007	0052	2.00	1082.00	GALLAGHER	ROBERT E & CYNTHIA G	2 SFD 0157-8 9	0014 8328 A4184	5702	HATCHERY
	047-480-08	2 1 138-007	0051	1.00	541.00	MAGLIULO J	AMES L & MARCELEE A	SFD 20327		5700	HATCHERY
	047-480-00	3 1 138-007	0052	1.80	973.80	KING WILMA	D TR	SFD+GRANNY	30746 20137	5704	HATCHERY
	047-480-08	4 0 138-007	0050	.00	.00	DEBERNARDI	ROSE M LIFE EST	•	•	0	NONE
	047-480-08	5 1 138-007	0051	1.00	541.00	DEBERNARDI	ROSE H LIFE EST	SFD	9014 8328 A4184	0	NONE
	047-480-08	6 1 138-007	0051	1.00	541.00	O BRIEN JO	HN F & PATTI J	SFD LOT 6	40990	5710	HATCHERY
	047-480-00	7 1 138-007	0052	1.80	973.80	WEST WILLI	AN & JACQUELYN	SFD+GRANNY	40991 30747	5712	HATCHERY
	047-480-00	B 1 138-007	0057	1.80	973.80	MAGLIULO M	ARTIN A & JENNIFER	SFD+GU	96-0283 41091	5716	HATCHERY
	047-480-00	9 1 138-007	0051	1.80	541.00	MAGLIULO W	AYNE T & DIANNE K	SFD	. ,	5718	HATCHERY
	847-640-00	2 1 138-007	0051	1.00	541.00	TAYLOR KEL	VIN L & SANDYE S	SFD .	99-0074 98-0003	222	KATIE
	047-640-00	3 1 138-007	0057	1.80	973.89	MC BRIEN J	AMES & MARY ANN	SFD+GU00-0386	99-0460 00-0459	232	KATIE
	047~640-00	4 1 138-007	0051	1.00	541.0D	MC' MAHON G	ERALD P & CYNDA TR	SFD 99-0461		482	RONSHEIMER
	847-640-00	5 1 138-007	0051	1.00	541.00	TUCKER KEN	NETH S & JANICE M	SFD	98-0108 98-0003	452	RONSHEIMER
	047-640-00	6 1 138-007	0051	1.00	541.00	PEPPER S J	DRDON & JULEE A	SFD	98-0107 98-0003	462	RONSHEIMER
	047-640-00	7 1 138-007	0051	1.00	541.00	MEYER RICH	ARD A & MEAVEEN R	SFD	99-0102 98-0003	472	RONSHEIMER
	047-640-00	B 1 138-007	.0051	1.00	541.00	SESSI MITC	HELL & JENNIFER	SFD	98-0142 98-0003	492	RONSHEIMER
	047-640-00	9 0 138-007	0050	.00	.00	SESSI SHER	RI	LOTSVACANT VIC	AUG98 98-0003	452	RONSHEIMER

						•									
	DISTRI	CT DE	B-PENNGR	ROVE	RATE	541.00	RATE	2 0.0	00		-				
	APN	CHG CD.	TRA	use !	ESD COM CD. FLA	PUTED T CHARGE	NA	ME			COMMENT	. :		SITE	
	047-640-010	1 3	138-007	0057	1.80	973.80	SESSI H	ARTIN '	TR ET AL	SFD+	GAR+GU	97-046	8 A4621	233	KATIE
	047-640-011	1:	138-007	0051	1.00	541.00	JOHNSTO	N ANTH	ONY M & JENNIFER	SFD	•,	98-0080	98-0004	6081	MALCOLM
	047-640-012	1 7	138-007	0051	1.00	541.00	DOLLAR .	JUSTIN	G ET AL	SFD	00-0334 99-	-0448 98-	0004	6077	HALCOLN
•	047-640-013	1 3	138-007	0051	1.00	541.00	FAREY R	DNALD I	& CATHY J	SFD	ē	97-0335	96-0243	442	RONSHEIMER
	047-640-034	1 :	138-007	0057	1.80	973.80	KELLER :	CYNTHI	A A TR ET AL	SFD+	GU 97-0134	97-0083	96-0243	432	RONSHEIMER
	047-640-015	1 ;	138-007	0051	1.00	541.00	SESSI M	ARTIN	TR ET AL	MH		•	A4621	422	RONSHEIMER
	047-640-016	1 :	138-007	0051	1.00	541.00	BRYON B	RAD & I	(AREN	SFD	• • •	96-0257	96-0243	412	RONSHEIMER
	047-640-017	1 3	138∽007	0051	1.00	541.00	SILVA W	ILLIAM	M & JILL M	SFD	99-0075 99-	-0003		6095	MALCOLM
	047-640-018	1:	138-007	0D51	1.00	541.00	SCHOENH	OLZER I	KATHERINE H & BYR	SFD	00-0118			129	KYLERS
	047-640-019	1 :	138-007	0051	1.00	541.00	BECK RO	Y L & A	AMY	SFD	08-0243	• '		157	KYLERS
	047-640-020	1:	138-007	0050 ·	1.80	973.80	SESSI M	ARTIN	TR ET AL	SFD+	GU 01-432 (	01-0364		175	KYLERS
	047-640-021	1 :	138-007	0051	1.00	541.00	BORG RI	CHARD I	D & ROSALIE	SFD+	BARN 99-050	04 99- <b>018</b>	19	6165	OLD REDWOOD
	047-640-022	1:	138-007	0051	1.00	541.08	GALLONA	Y GARY	G & CHERYL A	SFD	LOTS 00-002	26		168	KYLERS
	047-640-023	1	138-007	0851	1.00	541.00	SESSI H	ARTIN	TR ET AL	SFD	00-0418	**		144	KYLERS
	047-640-024	0 ;	138-007	0051 ·	00	.00	NELSON :	BYRON I	N & EDITH ANN	VACA	NT			108	KYLERS
Ç	047-650-001	1	138-908	0051	1.00	541.00	NELSON	NEWMAN	B	SFD	00-0124			805	RAINSHINE
	047-650-B02	1 :	138-908	0651	1.00	541.00	NELSON :	BUILDE	RS INC	SFD	00-0123			855	RAINSHINE
	047-650-003	, 1 :	138-008	0051	1.00	541.00	NELSON	BUILDE	RS INC	SFD	00-0122			865	RAINSHINE
	047-650-004	1 3	300-821	0051	1.00	541.00	LAUDARI	JOSEPI	H A & SHIRLEY A	SFD	99-0465			870	RAINSHINE
	047-650-005	1	138-608	0010	1.00	541.00	SPARKS	KENNETI	H G & KATHRYN C	SFD	00-0120			860	RAINSHINE
	047-650-006	1 3	138-008	0051	1.00	541.00	STICE M	ARTIN I	ET AL	SFD	00-0121			850	RAINSHINE
)	047-650-007	1	13B-008	0051	1.00	541.00	AMY RON	& HOLI	LIE K	SFD	99-0467			840	RAINSHINE
	047-650-008	1	138-008	0051	1.00	541.00	BUCKLEY	CHARL	ES T ET AL	SFD	99-0467			830	RAINSHINE
	047-650-009	1	138-008	0051	1.00	541.00	GANNON	BRIAN I	ET AL	SFD	99-0467			810	RAINSHINE
	047-650-010	0	138-008	0001	.00	.00	NELSON .	BUILDE	RS INC	VACA	NT 1JUN99			B20	RAINSHINE
į	047-660-001	1	138-008	0051	1.00	541.00	WATERFO	RD ASSI	DCIATES LLC	SFD	00-0388			9053	RANCHO ADOBE
	047-660-002	1	138-008	0051	1.60	541.00	WATERFO	RD ASS	DCIATES LLC	SFD	00-0389			9011	RANCHO ADOBE

				·
	Y WATER AGENCY SANITIATION US		LISTING	10/17/01 PAGE 573
DISTRICT 08-PENNGROVE	RATE 541.00 RATE2	0.00		
APN CHG TRA USE CD. CD.	ESD COMPUTED NAME CD. FLAT CHARGE		COMMENT	SITUS ADDRESS
047-660-003 1 138-908 0051	1.00 541.00 WATERFORD #	SSOCIATES LLC SFD	00-0390	8977 RANCHO ADOBE
047-660-004 1 138-008 0051	1.00 541.00 WILL RUSSEL	L L JR & PATRICIA C SFD	00-0391	8939 RANCHO ADOBE
047-660-005 1 138-008 0051	1.00 541.00 WATERFORD /	SSOCIATES LLC SFD	00-0392	8901 RANCHO ADOBE
047-660-006 1 138-008 0051	1.00 541.00 WATERFORD #	ASSOCIATES LLC SFR	00~0393	8920 RANCHO ADOBE
047-660-007 1 138-008 0051	1.00 541.00 WATERFORD A	ASSOCIATES LLC SFD	00-0394	8958 RANCHO ADOBE
047-660-008 1 138-008 0051	1.00 541.00 WATERFORD A	ASSOCIATES LLC SFD	00-0395	8994 RANCHO ADOBE
047-660-009 1 138-008 0051	1.00 541.00 WATERFORD A	SSOCIATES LLC SFD	00-0396	9032 RANCHO ADOBE
047-660-010 1 138-008 0051	1.00 541.00 WATERFORD /	ASSOCIATES LLC SFD	00-0397	9076 RANCHO ADOBE
TOTALS FOR DISTRICT	80			
TOTAL APMS:	386			
TOTAL APNS WITH ERRORS:	0-0	•		
CHARGE CODE 8 ESDS:	. 00			
CHARGE CODE 1 ESDS:	461.91			
CHARGE CODE 2 ESDS:	.00	•		
CHARGE CODE 3 ESDS:	.60	•		
CHARGE CODE 4 ESDS:	-00			•
CHARGE CODE 5 ESDS:	200			•
CHARGE CODE 6 ESDS:	1.70			
CHARGE CODE 7 ESDS:	7.68		,	
TOTAL ESDS:	471.29 × 2. (	5.65 PEOPLE	185D	ROF DIYE P8.
		· ·		,

ESTIMATO KOWF = 471,29 ESO X 260 (INCLUDES 109, 58)

2 122535 GPD

=0.123 MGD

rerry. wife only.

#### Sonoma County Public Works

#### Wastewater Operations Department

#### 18400 Neeley Road

Guerneville, Calif. 95446 (707) 869-2809

Mr. Chris McAuliffe Box 777 Petaluma, Calif. 94952

September 4, 1992

RE: Meter Readings from Penngrove Lift station

Dear Chris,

The data you require from the flow meter at Penngrove Lift Station is as follows;

June 3, 1992 to July 2, 1992 2.61 MG total in 29 days .090 MGD

July 2, 1992 to Aug 3, 1992 = 2.82 MG total in 31 days .091 MGD

Aug 3, 1992 to Sept 3, 1992 = 2.65 MG total in 31 days .085 MGD

AND - 58,667 600

376 ESP = 234 6PD/ESD HUGE

Ronald E. Laufer Wastewater Supervisor West County Division

1306890/pgreads

G-1.

#### A Penngrove Reach 1-5 Worksheet for Circular Channel

Project Description	n
Project File	d:\haestad\fmw\projact1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning a Formula
Solve For	Discharge

input Deta		
Mannings Coefficient	0.013	
Channel Slope	0,004000	ft/ft
Depth	Ω.67	ft
Diameter	8.00	in

Results		
Discharge	0.49	mgd
Flow Aree	0.35	₩.
Wetted Perimeter	2.09	ft
Top Width	0.00	fi ·
Critical Dapth	0.41	Ħ
Percent Full	100,00	
Critical Slope	0.0080	27 ft/ft
Velocity	2.19	ft/s
Velocity Head	0,07	ft
Specific Energy	FULL	ft
Froude Number	FULL	
Maximum Discharge	0,82	र्टाड
Full Flow Capacity	0.76	cfe
Full Flow Slope	0.00401	nun oc

01/04/02 03:56:27 PM

Halandard Methods, Inc. 37 Brookskie Road Waterbury, CT 05708 (203) 755-16

Payer of 1 Page 1 of 1

245.24 2 1415.00 | C. 161-53 PROFILE 10+70.50 G.MH-67 LINE'C' 11 229 127.67 2 1610 901.10 H 228 760.64 E 1800 905.10 01,9964 (2) SEA 7450 Mr. PHM. C.N. 108. 408. 40 N 274 785.66 51809 600.19 N 5187W 5 Principal State 1957 (1957) COUNTY SENICE AND PUBLISHED PACALITIES PROJECT 17-08-1112 ***** AFFEDTED

744 mm

ECOMP COLU S Limber. \$ 150.00 4 MH-45 <u>01000=019985(LRE'C-6')</u> <u>EMIT-VI</u> H 220 573.90 EISH022.77 2) 514 4 4 55 104 107.62 E STATIST 11 251-005-50 F. C/O 4 F. 251-005-50 E1011019-43 019966 SHEET C-16

The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s

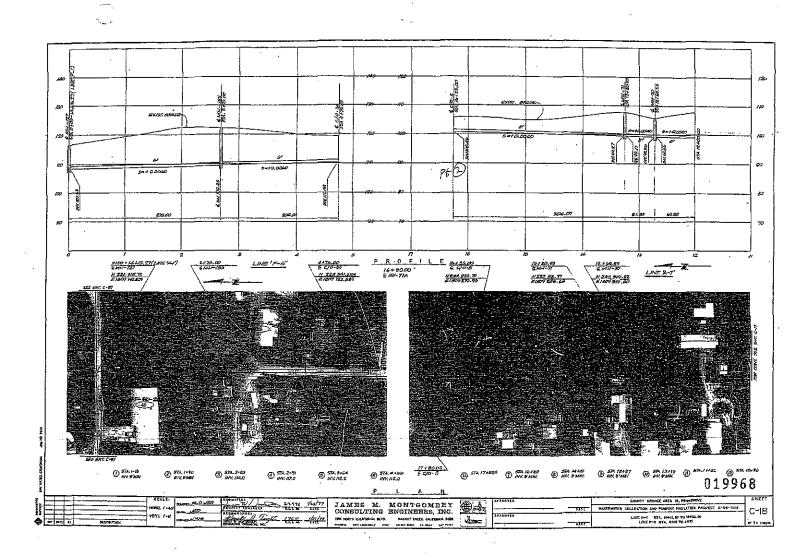
# Penngrove Reach 2-4 Worksheet for Circular Channel

Project Description	
Project File	d:\haestad\fmw\project1.fm2
Worksheet	check
Flow Element	Circular Chennel
Method	Menning's Formula
Solve For	Discharge

Input Data		
Mennings Coefficient	0.013	
Channel Slope	0.0040	00 ft/ft
Depth	0.67	ft
Diameter	8.00	in

Results		
Discharge	0.49	mgd
Flow Area	0.35	fF
Wetted Perimeter	2.09	ft
Top Width	0.00	ñ
Critical Depth	0.41	ft ·
Percent Full	100.00	
Critical Slope	0.0080	27 fVft
Velocity	2.19	T/s
Velocity Head	0.07	ft
Specific Energy	FULL	ft
Froude Number	FULL .	
Maximum Discharge	6,82	çfs
Full Flow Capacity	0,76	cfs
Full Flow Slope	0.0040	00 fVR

The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s



## Penngrove Reach 4-12 Worksheet for Circular Channe

Project rije	o:/wasstsd/u	11M/btoled
Worksheet	check	,
Flow Element	Circular Cita	mei
Method	Manning's Fo	ormula
Solve For	Discharge	
		_
input Date		
Mannings Coefficient	0.013	
Channel Slope	0,00400	O flift
Depth	0.67	ft
Diameter	8.00	in

Project Description

Discharge	0.46	mgd
Flow Area	0.35	₩.
Wetted Perimeter	2.09	ft
Top Width	0.00	ft.
Critical Depth	0.41	ft.
Percent Full	100,00	
Critical Stope	0.0080;	27 和他
Velocity	2.19	12/s
Velocity Head	0.07	Æ
Specific Energy	FULL.	ft
Froucia Number	FULL	Alfrida de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Colonia de la Co
Maximum Discharge	0.82	ofs
Full Flow Capacity	0.76	cfs
Full Flow Slope	0,00400	00 ft/ft

01/04/02 03:63:45 PM Headad Methods Inc. 37 Brookskie Spari Wisserbury CT 05708 /2031 TS\$ 1886

Page 1 of 1

ø 68 . 40121.07 6.44-29 61 61 644-6-00 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-72 644-7/ 70 70+66.78=0100( LIME',4-4') 5.14(J-90) N ZN 269.21 E1609.650.70 019957 (a) 574.83+40 (b) 574.84+63 Ø 671. 68+30 HVV. 800 JAMES M. MONTGOMERY
CONSULTING ENGINEERS, INC.
1909 House Called Bard. Valuet Bart. Called Bart.

1909 House Called Bart. Called Bart. 10 101. C-7

The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s

#### Penngrove Reach 12-5 Worksheet for Circular Channel

Project Description		
Project File	d:\inestad\in	wwproject1.fm2
Worksheet	check	
Flow Element	Circular Char	viel
Method	Manning's Fo	muis
Salve For	Discharge	
Input Deta		
Mannings Coefficient	0.013	
Channel Slope	0.004000	π/n
Depth	0.67	ft
Diameter	8.00	tn
Results	***	
Discherge	0,49	mgd
Flow Area	0,35	ff
Wetted Perimeter	2.09	ft
Tap Width	0.00	ft
Critical Depth	0,41	ft
Percent Full	100,00	•
Critical Stope	0.0081	27 ft/ft
Olittons dupla	0,0001	, ,
Velocity	2,19	füs
Valocity	2,19	ft/s
Velocity Velocity Head	2,19 0.07	ft/s ft
Velocity Velocity Head Specific Energy	2,19 0,07 FULL	ft/s ft
Velocity Velocity Head Specific Energy Froudo Number	2,19 0,07 FULL FULL	ft/s ft ft

04:02:38 PM

Haested Methods, Inc. 37 Brookskie Road Waterbury, CT 06708 (203) 765-166

FlowMester v5.13. Page 1 of 1 AND THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPER

. 🚛

The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s

;

## Penngrove Reach 3-11 Worksheet for Circular Channel

Project Description	
Project File	d:\naestad\fmw\project1.fm2
Worksheet	check .
Flow Element	Circular Channel
Method	Menning's Formula
Solve For	Discharge

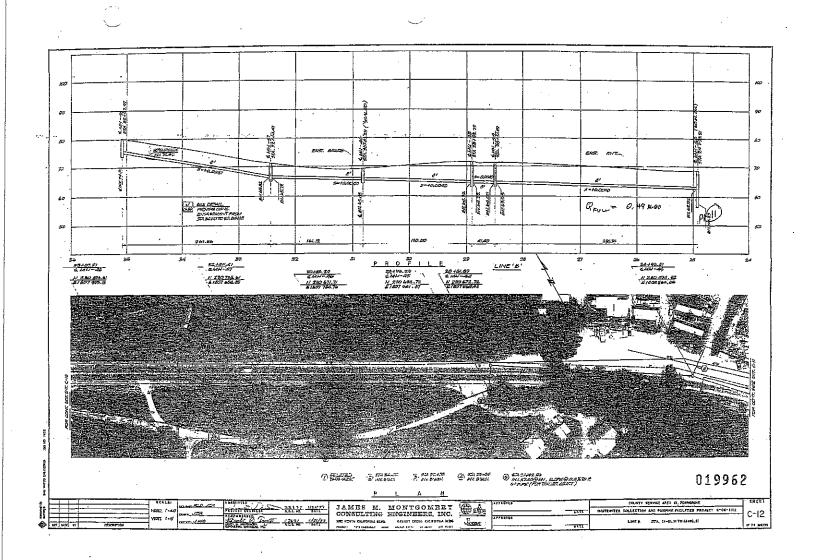
Input Data			
Mannings Coefficient	0,013		
Channel Slope	0.0040	00 ft/ft	
Depth	0.67	ft.	
Diameter	8,00	in	

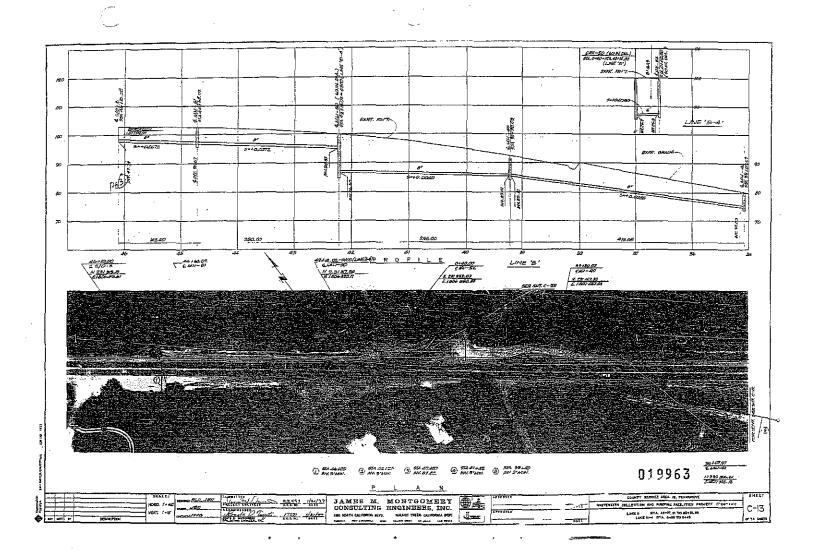
Results		
Discharge	0.49	rngd
Flow Area	0.35	#
Wetted Perimeter	2.09	ft
Top Width	0.00	1t
Critical Depth	0.41	ft
Percent Full	100,00	
Critical Slope	.0,0080	27.ft/ft
Velocity	2.18	itis
Velocity Head	0.07	Ħ
Specific Enemy	FULL	ñ.
Froude Number	FULL	
Maximum Discharge	0.82	. dis
Full Flow Capacity	0.78	cfs
Full Flow Slope	0.0040	00 ft/ft

01/04/02 04-06-34 FM

Bronisside Road Waterbury, CT 05708 (203) 755-1556

Page 1 of 1





Penngrove Reach 11-6 Worksheet for Circular Chennel

Project Description	
Project File	d:\haestad\fmw\project1.fm2
Worksheet	check
Flow Element	Circular Chennel
Method	Manning's Formula
Solve For	Discharge

Input Data		
Mannings Coefficient	0.013	-
Channel Slope	0,0040	00 ft/ft
Depth	0.67	ŧΪ
Diameter	8.00	In

Discharge	0.49	mgd
Flow Area	0,35	t₹
Wetted Perimeter	2.09	tt
Top Width	0,00	ft
Critical Depth	0,41	ft
Percent Full	100.00	
Critical Slope	0.008027	nt/ft
Velocity	2.19	ft/e
Velocity Head	0.07	ft.
Specific Energy	FULL	Æ
Froude Number	FULL	•
Maximum Discharge	0.82	cfs
Full Flow Capacity	0.76	ofs
Full Flow Slope	0,004000	fi/ft

04:08:00 PM

eestad Mathoda, Inc. 37 Brookside Road Waterbury, CT 05708 (203) 768-155

FlowMaster v5.1 Page 1 of 1

3 017

WK BS.78 PFO Q FULL 10 12120 = 0400 (146,0-5.) LINE B-2' 20195351000 £MH47(18E'84), N 230179.31 E1806327.91 2+67.54 £ C/O-2 . H 229 952.07 El 806 928.41 3 angles (2) 554 2H00 1M/50.\$ (3) MX 57.4 @ #4.40E 019961 N 230 474,52 E1808 244.04 JAMES M. MONTGOMERY
CONSULTING ENGINEERS, INC.
100 NOTICE CARRIED TO A SECTION AND ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION C-11 Totale Diete 1717 /21/77

2 pt 6 16:57:10 G MH-40 H 279:006:63 Black 125:15 019960 PARTY PARTY TO THE PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY PARTY CONSTA SERVICE WAS ANAMAG ANDITALES AND SECT. D-08-1115 C-10

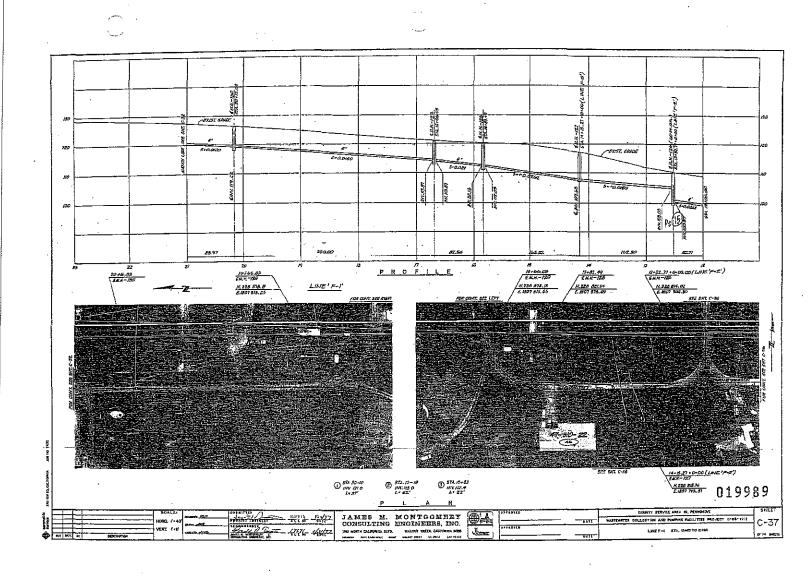
•

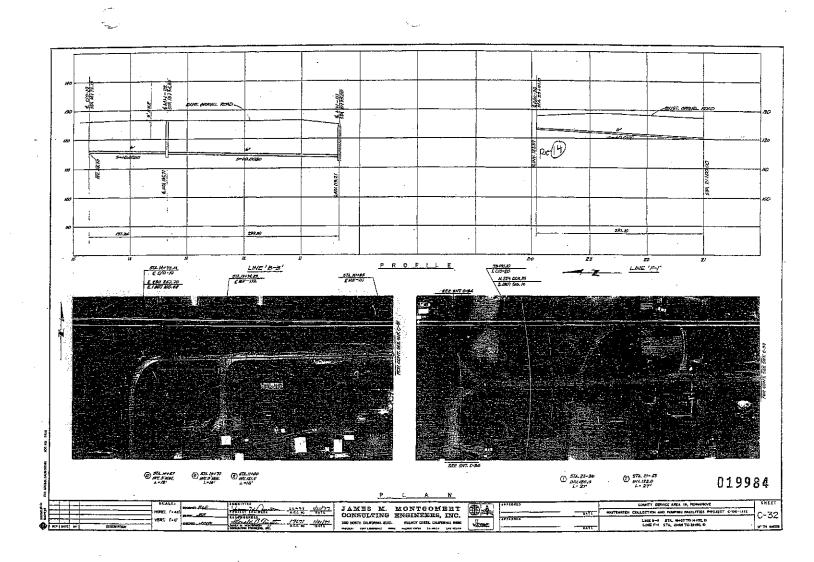
Penngrove Reach 14-15
Worksheet for Circular Channel

Project Description	in
Project File	d:\haestad\fmw\projecti.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Exput Data			
Mannings Coefficient	0.013		
Channel Slope	0.010000 ft/ft		
Depth	0,50	ft	
Diameter	6.00	in	

Results		
Discharge	0,36	mgd
Flow Area	0.20	ffr -
Wetted Perimeter	1.57	ft.
Top Width	0.00	ft
Criffical Depth	95,0	ft.
Percent Full	100.00	
Critical Slope	0.0115	53 ft/ft
Velocity	2.86	fitis
Velocity Head	0.13	ft
Specific Energy	FULL	nt.
Froude Number	FULL	
Maximum Discharge	0.60	cis
Full Flow Capacity	0.56	cts
Full Flow Slope	0,0100	19/ft 0.0





# E Penngrove Reach 15-7 Worksheet for Circular Channel

Project Descriptio	п
Project File	d:\haestad\imw\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Full Flow Capacity

input Data	
Mannings Coefficient	0,013
Channel Slope	0.010000 ft/ft
Diameter	8.00 ln

Results	·	
Depth	0.67	ft
Discharge	0.78	mgd
Flow Area	0,35	#F
Watted Perimeter	2,09	ŧt;
Top Width	0.00	ft
Critical Depth	0.52	Ħ
Percent Full	100.00	
Critical Slope	0.01099;	2 <del>(M</del> t
Velocity	3.46	fi/s
Velocity Head	0.19	ft
Specific Energy	FULL,	ft
Froude Number	FULL.	
Maximum Discharge	1,30	cts
Full Flow Capacity	1.21	afs.
Full Flow Slope	0.010000	ft/ft

Company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the company of the compan

### Penngrove Reach 7-6 Worksheet for Circular Channel

Project Description	
Project File	d:heestad\linwiproject1.fm2
Worksheet	check
Flow Element	Circular Channal
Method · -	Manning's Formula
Solve For	Full Flow Capacity

Input Data		
Mannings Coefficient	Q.D13	
Channel Slope	D_004000 ft/	Ħ
Diameter	8,00 in	

- v		
Results		
Dapth	0.67	ft
Discharge	0.49	mgd
Flow Area	0,35	ff ²
Wetted Perimeter	2.09	ft.
Top Width	0.00	#t
Critical Depth	0.41	ft
Percent Full	100,00	
Critical Slope	0.0080	27 ft/ft
Velocity	2.19	ft/s
Velocity Head	0.07	ft
Specific Energy	FULL.	ft
Froude Number	FLILL	
Maximum Discharge	0.82	cfs
Full Flow Capacity	0,76	cfs
Full Flow Slape	0.0040	00 ft/ft

04:22:11 PM

Haustad Methods, inc. 37 Brookside Road Wisterbury, CT 05708 (203) 755-155

FlowMaster v5.13 Page 1 of 1

rage to:

Control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the control of the contro

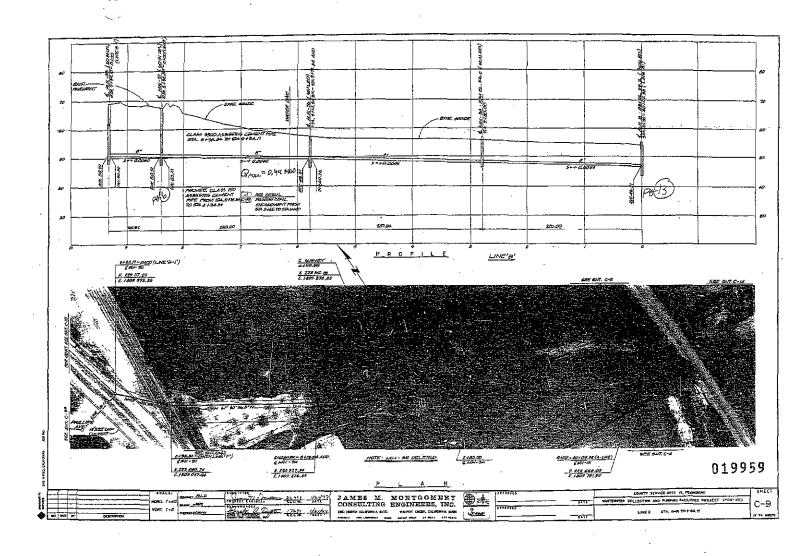
#### Penngrove Reach 6-13 Worksheet for Circular Channel

Project Description			
Project File	d:\haestad\/mw	uproject1.fm2	
Worksheet	check		
Flow Element	Circular Channel		
Method	Manning's Form	wia	
Solve For	Full Flow Capac	∄ty	
Input Data			
Mannings Coefficient	0.013	<del></del> -	
Channel Slope	0.004000 ft	t <del>n</del>	
Dismeter	B.00 In		
Dialitera	0.50		
Results			
Depth	0,67	ft.	
Discharge	0.49	mgd	
Flow Area	9,35	世	
Wetted Perimeter	2.09	π	
Top Width	0.50 .	ft	
Critical Depth	0,41	ñ	
Percent Full	100.00		
Critical Slope	0,008027	r feift	
Velocity	2.19	ft/s	
Velocity Head	0.07	Ħ	
Specific Energy	FULL	žt	
Fraude Number	FULL .		
Medmum Discharge	0.82	efs	
Full Flow Capacity	0.76	cfs	
Full Flow Slope	0.004000	n/ft	

94:21:28 PM

Hanstad Methods, inc. 37 Brookside Road Waterbury, CT 06708 (203) 755-166

Page 1 of 1



Penngrove Reach 5-13
Worksheet for Circular Channel

b 1-45			_		
Project Description Project File	431	wiproject1.fm	<del>, -</del>		
		mprojecti.aa			
Worksheet	check				
Flow Element	Circular Chan				
Method	Manning's Fo				
Solve For	Full Flow Cap	acity	_		
		<u>:</u>			
Input Data					
Mannings Coefficient					
Channel Slope	0.006000	ft/ft			
Djameter	6,00	tn			
Results					
Depth	0,50	fî.			
Discharge	0.26	mgd	FOR ONE	SIPHON	
Flow Area	0.20	ft ²	•		0. 52.46
Wetted Perimeter	1,57	- ft ,	nc 7 Pros	n =	0. 5
Top Width	00,0	tt ′	UK - TIPE.	TODA	
Critical Depth	0,32	ft			
Percent Full	100.00				
Critical Slope	0.6106	53 <b>ft/</b> ft			
Velocity	2.06	ft/s			
Velocity Head	€,07	ft			
Specific Energy	FULL.	π			
Froude Number	FULL	•			
Maximum Discharge	0.43	cfs			
Full Flow Capacity	0,40	cfs .			
Full Flow Slope	0,0060	ICO ft/ft	-		

01/04/02 04:34:57 PM

FlowMaster Page 1

Haested Melitode, Inc. 37 Brookside Road Waterbury, CT 06708 (203) 755-186

PART OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE STATE

#### Penngrove Reach 13-9 Worksheet for Circular Channel

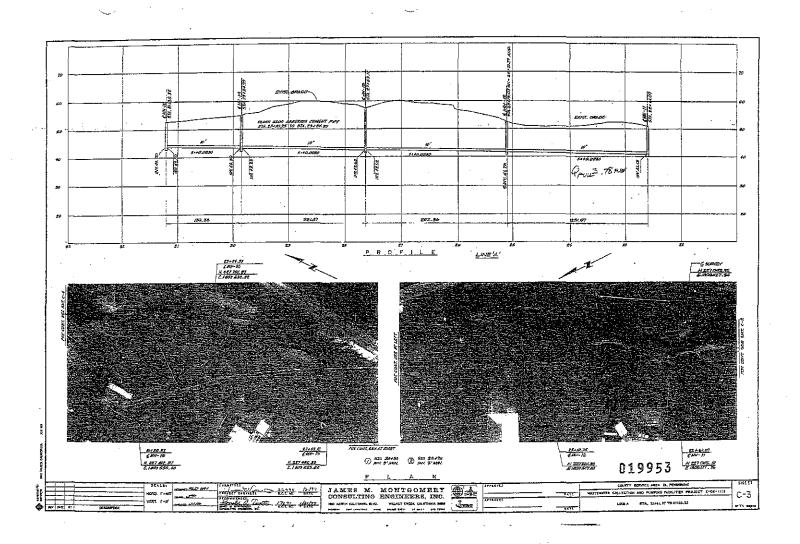
Project Description	
Project File	d:\haestad\fmw\projecti.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Full Flow Capacity

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.00300	D ft/ft
Diameter	10.00	in

Results		
Depth	Q.B3	ft
Discharge	0,78	mgd
Flow Area	0.55	₩.
Wetted Perimeter	2.62	ft
Top Width	0,00	ft
Critical Depth	0.49	ft
Percent Full	100.00	
Critical Slope	0.00713	3 ft/ft
Velocity	2.20	₩.
Velocity Head	80.0	ft
Specific Energy	FULL	ft
Froude Number	FULL	
Maximum Discharge	1,20	cis
Full Flow Capacity	1.20	cfs
Full Flow Slope	0.00300	THE C

01/04/02 04:20:32 PM Haestad Melhods, Inc. 37 Brookside Road Waterbury, CT 06708 (203) 755-156

PowMaster v6.13 Page 1 of 1

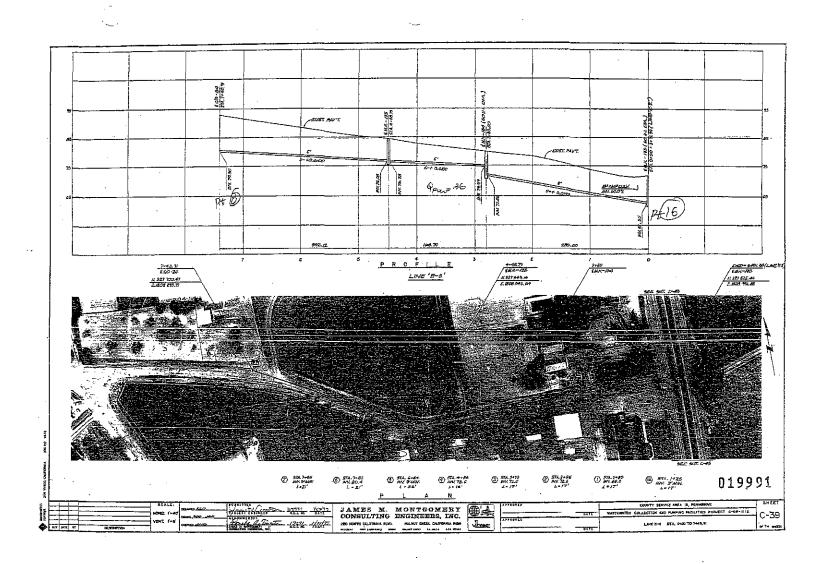


#### Penngrove Reach 8-16 Worksheet for Circular Channel

Project Description	
Project File	d:thaestad/mwprojecti.fin2
Worksheet	check
Flow Element	Circular Channel
Method .	Manning's Formula
Solve For	Full Flow Capacity

Imput Data	
Mannings Coefficient	0.013
Channel Slope	0,010000 f/ft
Diameter	5,00 in

Depth	0.50	ft
Discharge	0.36	mgd
Flow Area	0.20	π²
Wetted Perimeter	1.57	ft
Top Width	0.00	ft
Critical Depth	0.38	ft
Percent Full	100.00	
Critical Slope	0,01155	3 <b>f</b> /ft
Velocity	2.86	fi/s
Velocity Head	0.13	ft
Specific Energy	FULL	ft
Fraudo Number	FULL.	
Maximum Discharge	0,60	cfs
Full Flow Capacity	0,55	cfs
Full Flow Slope	0.01000	11/ft 01

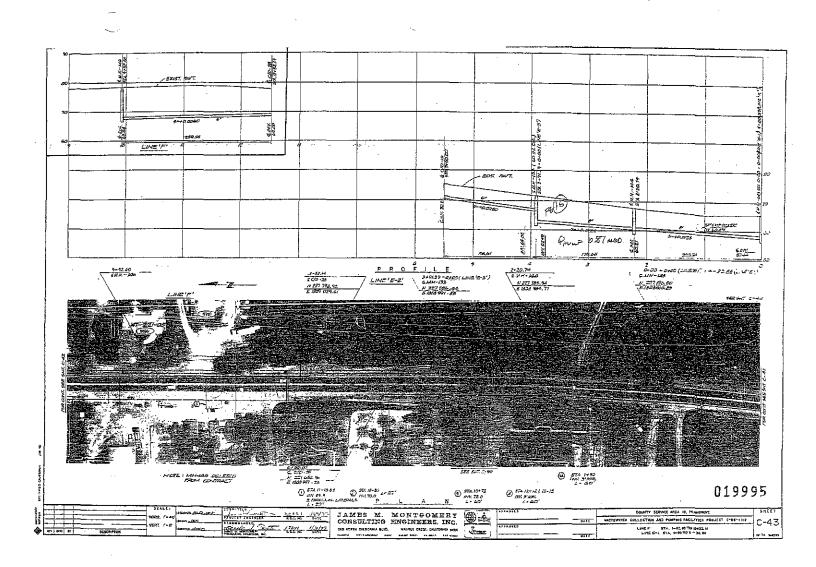


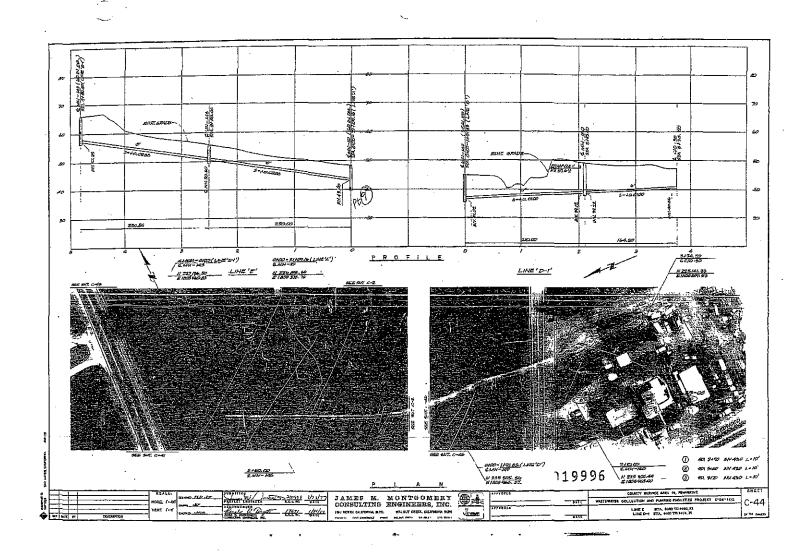
## G Penngrove Reach 16-9 Worksheet for Circular Channel

Project Description	n
Project File	d.'haestad\fmw\project1.fm2
Worksheat	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Full Flow Capacity

Input Data	
Mannings Coefficient	0,013
Channel Siope	D,012500 ft/ft 🗸
Diameter	8,50 in

Results		·
Depth	0.67	ft
Discharge	0.87	mgd 1
Flaw Area	0.35	R ²
Wetted Perimeter	2,09	tt
Top Width	0.00	ft
Oritical Depth	0.55	ft.
Percent Full	00,001	
Critical Sleps	0.012437 ft/ft	
Velocity	3.87	ft/s
Velocity Head	0.23	ft
Specific Energy	FULL	ft
Froude Number	FULL .	
Maximum Discharge	1.45	ofs
Full Flow Capacity	1,35	cfs
Full Flow Slope	0.012500 fVft	





#### Penngrove Reach 9-10 Worksheet for Circular Channel

Project Description	n
Project File	d:\haastad\imw\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Feli Flow Capacity

Input Data	
Mannings Coefficient	0,013
Channel Slope	0.003000 m/ft
Diameter	10,00 kg

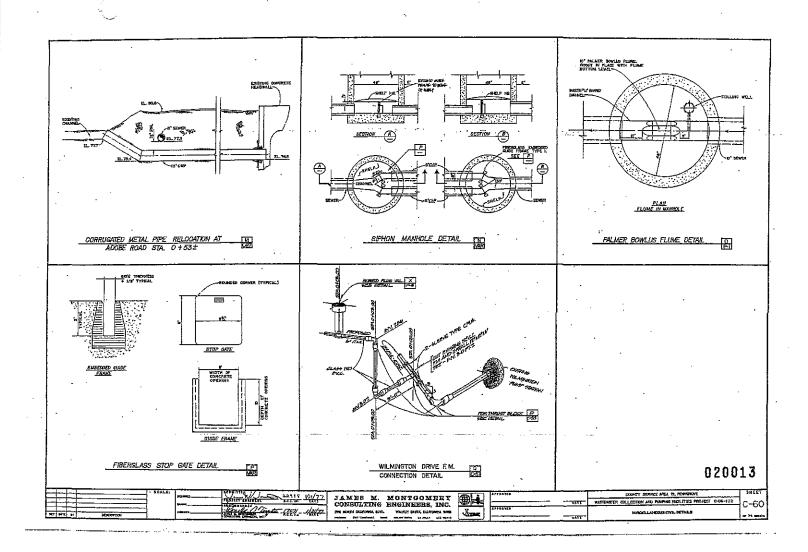
Results			
Depth	0,83	ft	
Discharge	0.78	<b>ಗಾ</b> ರದೆ	
Flow Area	0.55	11 ²	
Watted Perimeter	2.62	ft	
Top Width	0.00	ft	
Oritical Depth	0.49	tt.	
Percent Full	100.00		
Critical Slope	0.007133. <del>10</del> ff		
Velocity	2.20	fi/s	
Velocity Head	80.0	ft.	
Specific Energy	FULL	ft .	
Froude Number	FULL	FICKLY.	
Maximum Discharge	1.29	cis	
Full Flow Capacity	1.20	cis	
Full Flow Slope	0.003000	n/it	

The state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the s

The second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second second secon

TARRE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE ME MONTH AND THE

17 6



			OVE ADWF			bulldout	
/rea	Zoning	Area	No.		Flow	Ultimate	Remarks
	Plan	Acres	Uni			ADWF gpd	
4	UR1	27.0	_	27	7009		
	UR2	21.4		42	10903		
	UR4	11.7		44	11422		
		60,1				29335	
3	UR1	42.8		42	10903		
		<del></del> -				10903	
· · · · · ·		<del> </del>				10000	
	UR1	5.2	<del></del>	5	1298		
·					2077		
	UR2	14.5		- 8			
	Lim Ind	16.5			13200		
annex 92	UR1	4.6		5	1298	i	
		40.8				17873	
D	UR1	21.6	_ · _	21	5452	1	
				·		5452	
		<del>  </del>				0402	
	LIDA			,	4027	<del></del>	
Ē	UR1	7.8		7	1817	ļļ	
	UR2	4.7		8	2077	1	
		12.5				3894	
=	UR1	1.2		1	260		
	UR2	26.5		52	13499		
	Gen, Comm	2.8	- <del> </del>		11680	<del></del>	
	Jen, John				11000	25439	
	ļ	30.5	<del></del>			20439	
		L				ļ	
G	UR2	14.4		28	7269	L <u></u> . l	
	Lim Comm	8,5			5100		
		22.9				12369	
						,	
Н	UR1	8.4		-8	2077		
<u> </u>							
	UR6	13.2		78	20249		
	UR2	4.3		8	2077		
	Quasi	7.3		6	1320		
	Gen. Comm	2.2			1320		
	Lim Comm	3.4			2040		_
<del></del>	Lant Gomes	38.8				29082	
		50.0				20002	
			<del></del>		4070		
<u> </u>	UR1	18.2		18	4673		
	UR2	21.3		42	10903		
	Lim Comm	4,3			2580		
	Lim Ind	2.0			1600		
	Quasi	2.3		1	220		
		48.1		—÷		19976	
	ļ					100701	
		<u> </u>					
J	RR2	4.8		2	519		
		<u> </u>				519	
K	RR2	1.5		<u> </u>	260		
	Gen. Comm	0.9			540		
		2.4			540	800	
	ļ <u> </u>	<del> 2.4</del>					
	L					<b></b>	
L	UR2	6.5		12	3115		
	RR2	21.2		10	2596		
		27.7				5711	
		T	<del></del>				
M	UR4	11.4		44	11422	<del> </del>	
T¥1						<del> </del>	
	Lim Comm	1.6			960		
	Quasi	6.5		3	660		
		18.5				13042	
		1.					
N		0.0				0	
• •		†					
P	IDD2	+		18	4673	<del> </del>	
г	IRR2	36.7		10	40/3		
	<del>                                     </del>	[			ļ	4673	
Totals	L	408.2		541	<u> </u>	179068	
	1	1					
Fin	v per ESD =	236	gpd/ESD per 1992	rear	nas	<del>   </del>	
	1	24	Factor of eafahr = 14	1	0.10	<del> </del>	
		. 24	I WOUND OF BOILTY - (1	,	10.10	1	
	<del> </del>	000	total line this for -	1 0-1			
		260	Factor of safety = (1 total. Use this for a	l cal	culations		
	the factor of s		total. Use this for a	cal	culations		

Arac			OVE AD		Flare		dout + DHE
Area	Zoning	Area		No. of	Flow	Ultimate	Remarks
	Plan	Acres		Units	7000	ADWF gpd	
4	UR1 UR2	27.0 21.4		27 42	7009 10903		
	UR4	11.7		44	11422		
	UK4	PO 4	add! units		6490	35825	1D4E0
	<del> </del>	00.1	add trailing	20	0490	33025	10#02
В	UR1	42.8		42	10903		
	UKI		add units		0	10903	
	<del></del>		are telinos			10000	
	UR1	5.2		5	1298		<del></del>
<u>c</u>	UR2	14,5		8	2077		
				0			
	Lim Ind	16.5			13200		
annex 92	UR1	4.6	errigional de la company	5	1298	47070	
	<b>_</b>	40.8	add'i units	D	0	17873	
		24.0					
D	UR1	21.6	\$185.7700 AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE AVENUE A	21	5452		
			addl units	0	0	5452	
Ē	URI	7.8		7	1817		
	UR2	4.7	W	8	2077		
		12.5	add) urits	Ö	0	3894	
			***************************************				
F	UR1	1,2		1	260		
	UR2	26,5		52	13499		
	Gen. Comm	2.8			11680		
		30.5	add'i units	0	0	25439	
G	UR2	14.4		28	7269		
	Lim Comm	8,5			5100		
		22.9	edd'i unite	o o	0	12369	
			000.00000000000000000000000000000000000	0.0000000000000000000000000000000000000			
H	UR1	8.4		8	2077		
•	JUR6	13,2		78	20249		
	UR2	4.3		B	2077		
	Quasi	7.3		6	1320		
	Gen. Comm	2.2			1320	<del></del>	
	Lim Comm	3,4			2040		# <del></del>
	Lin Consti		add'i units	9	2336	31419	ID495
			30-4-31 CO (10-2-3)		2000	01718	IDHOU
f .	UR1	18.2		18	4673		
	UR2	21.3		42	10903		-
				42			
	Lim Comm	4.3			2580	<del></del>	
	Lim Ind	2.0			1600		
	Quasi	2.3		1	220		
		48.1	edd'i units	0	0	19976	
	<u> </u>						
J	RR2	4,8		2	519		
			add'i unite	0	0	519	
	ļ						
K	RR2	1.5		1	260		
	Gen, Comm	0.9			540		L
		2.4	addl units	- 0	O	800	
L	UR2	6.5		12	3115		
	RR2	21.2		10			Γ
	<del> </del>	27.7	add'i units	Ω	0	5711	
	1		**************************************				
M	UR4	11.4		44	11422		l
····	Llm Comm	1,6	-	<del> </del>	960		·
	Quasi	5.5		3			
	-ACULANI		add'l enits	0			
- · · · · · · · · · · · · · · · · · · ·	1	10.0	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0	10042	
N	<del> </del>	0.0	<del> </del>	<del> </del>		<del></del>	<del> </del>
14	-	0.0	j Hangeria	L	0	<del></del>	<u> </u>
		<u></u>	add lunits	Ü	0	0	<u> </u>
<u> </u>	-		<u> </u>	<del> </del>			<del></del>
P	RR2	36.7		18	4673	<del></del>	<u> </u>
	<u> </u>		add Units	0	0		
Totals		408.2		575	ļ	183221	l
				1	}		
Flo	w per ESD =		gpd/ESD per		ings		
	T		Factor of safe		0.10		
	<del> </del>		total. Use th			<del> </del>	· · · · ·

•	,			ROVE PV			·	bulldout
Агеа	ADWF	Cumulative		Cumulative	Area	Peak I&I	Cumulative	Cumulative
	gpd	ADWF gpd	Factor	PWWF mgd	acres	gpd	I&I mgd	PWWF mg
	29335	29335	5.0	0.147	60,10	48080	0.048	0.19
В	10903	10903	5.0	0.055	42.80	34240	0.034	0,08
<u>H</u>	29082	39986	5.0	0.200	38,80	31040	0.065	0.26
М	13042	53028	5.0	0.265	19	14800	0.080	0,34
C	17873	17873	5.0	0,089	40.76	32608	0,033	0.12
<del></del>	19976	37849	5.0	0.189	48,10	38480	0.071	0,26
D	5452	5452	5.0	0.027	21.60	17280	0.017	0.04
E	3894	9346	5.0	0.047	12.50	10000	0,027	0.07
К	800	10145	5.0	0.051	2.40	1920	0.029	0,08
J	519	48513	5.0	0.243	4,80	3840	0.104	0,34
N	0	82363	5.0	0,412	0	0	0.128	0.54
P	4673	135549	4.8	0.651	36.70	29360	0.262	0.91
F.	25439	25439	5.0	0,127	30,50	24400	0.024	0,15
		37808						
G	12369		5.0	0.189	22.90	18320	0.043	0,23
L	5711	179068	4.5	0,806	27.70	22160	0.327	1,13
							-	
	<b></b>			<del> </del>				
· · · · · · · · · · · · · · · · · · ·								
	<del></del>			<del> </del>				<u> </u>
	-							<u> </u>
	<del> </del>			<del> </del>				
	ļ			ļ				
	<del> </del>	<del> </del>						<del> </del>
	·			*	-			
		<del> </del>		<del>                                     </del>		ļ		<b>├</b> ──
		<del> </del>						<del></del>
	<u> </u>	ļ						
<del></del>	<b></b>	<del> </del>				<u> </u>		<b> </b>
	-		<del> </del>	<del>                                     </del>			<u> </u>	<u> </u>
								-
	<del> </del>	<del> </del>		<del> </del> -			·	ļ
	1	<del> </del>	<del> </del>	-	<del></del>	<del> </del>		· · · · · · · · · · · · · · · · · · ·

		P		ROVE P	NWF		bullo	lout + DHE
Area	ADWF	Cumulative		Cumulative	Area	Peak I&I	Cumulative	
	gpd	ADWF gpd	Factor	PWWF mgd	acres	gpd	l&l mgd	PWWF mgd
Α	35825	35825	5.0	w/o  &  0.179	60.10	48080	0.048	0.227
В	10903	10903	5,0	0.065	42.80	34240	0.034	D.089
Н	31419	42322	5.0	0.212	38.80	31040	0.065	0,277
M	13042	55364	5.0	0.277	19	14800	0.080	0,367
С	17873	17873	5.0	0.089	40.76	32608	0,033	0,122
1	19976	37849	6,0	0.189	48. <b>1</b> 0	38480	0.071	0.260
D	5452	5452	5.0	0.027	21.60	17280	0,017	0,045
Ë	3894	9346	5.0	0.047	12.50	10000	0.027	0.074
К	800	10145	5.0	0.051	2.40	1920	0.029	0,080
٦	519	48513	5.0	0.243	4.80	3B40	0.104	0,347
N	0	91189	5.0	0.456	0	0	0.128	0,584
ρ	4673	144375	4.8	0.693	0.00	0	0,232	0.925
F	25439	25439	5,0	0.127	30,50	24400	0.024	0,152
G	12369	37608	5.0	0.189	22.90	18320	0,043	0,232
L	5711	157894	4.5	0.846	27,70	22160	0,297	1.143
	-				-			
			<u> </u>					
-							· · · · · · · · · · · · · · · · · · ·	
<u> </u>								
				<u> </u>		<u> </u>		

	PENI	<b>NGROV</b>	'E IKU	NK SE	VVER C	APAUI	HES			bulldout
Reach	Tributary	Line Size	Slope	Capacity	PWWF	Available	Capacity	Remarks	· · · · · · · · · · · · · · · · · · ·	
, (Cuori	area	Line Oize	Olope	mad (1)		mgd (2)	ESD	1 CHILDING		
				mgd (1)	mgd					
Point 1 - 5	Α	8	0.0040	0,490	0.195	0.295	227			
oint 2 - 4	В	8	0.0040	0.490	0.089	0.401	309			
oint 4 - 12	Н	8	0.0040	0.490	0.265	0.225	173			
oint 12 - 5	М	8	0.0040	0,490	0.345	0.145	112			•
oint 3 - 11	Ċ	8	0.0040	0.490	0.122	0,368	284			
oint 11 - 6						0.230	177			
		8	0.0040	0.490	0.260					
olnt 14 - 15	D	6	0.0100	0,360	0.045	0.315	243			
Point 15 - 7	E	8	0.0100	0.670	0.074	0.596	459			
Point 7 - 6	K	8	0.0040	0.490	0.080	0.410	316			
oint 6 - 13	J	8	0.0040	0.490	0.347	0.143	110			
oint 5 - 13	N	2x6	0.0060	0.520	0.540	-0,020			rade indicate	od
			0.0030			-0.132			rade Indicat	
Point 13 - 9	<u> Р</u>	12		0,780	0,912			sewer upg	rade indicat	80
Point 8 - 16	F	6	0.0100	0.360	0,152	0,208	161			
Point 16 - 9	G	8	0.0125	0.870	0.232	0,638	492			
Point 9 - 10	L	12	0.0030	0,780	1.132	-0,352	-302	sewer upg	rade indicat	ed
									T	
									-	
		l .								
<ol> <li>Capacity is</li> </ol>										
2) A negativ				wer upgrade	•					
		1		.,				·		
		<del>                                     </del>					-	<del> </del>	<del> </del>	
		<del> </del>							<del>                                     </del>	
		-								
		l							1	
								<del></del>		
									<del>                                     </del>	
									<del> </del> -	
		Î		1			Į.	ì		
		1								
		<del> </del>							<del> </del>	
		<del></del>				<b></b>		<u> </u>	ļ	<u> </u>
								<u> </u>		
				· .		-				
								1		
								···	<del></del>	
		-						<del></del>		<del></del>
		ļ						ļ		
						1		1	ł	
		İ						}		
		†							T	
		<del> </del>					<del></del>	<del></del>	<del> </del>	
			ļ			<del></del>	<del> </del>			
		<u> </u>							ļ	
1		1					1	l		
							1			
		<b>—</b>				1		1	1	
		<del> </del>	<del>                                     </del>	<del> </del>		<del></del>	<del></del>	<del> </del>	<del>                                     </del>	···
		<del> </del>	<b></b>	<del> </del>	<u> </u>	<del> </del>	<del> </del>	<del>                                     </del>	<del> </del> -	
		<b>↓</b>	<u> </u>	<b></b>			<b> </b>	<b></b>	<del> </del>	
		1	L	<u></u>			ļ. <u></u>		1	
	· · · · · ·	1	1	1		I	l	1		
			,			T .	I		1	
-		<del> </del>	<del>i</del>			<b></b>	1			<del> </del>
		+	<del></del>	<del> </del>		<del> </del>		<del> </del>	<del> </del>	<b> </b>
		<b>I</b>	ļ	<del></del>		1	<del> </del>	<del></del>	<del> </del>	·
		1				<b></b>	ļ	<b></b>	ļ	Ļ
	i					L		L		
								1	1	1
						t	<del> </del>	<del> </del>	1	Ι
				l			1	t		<del> </del>
						<del>                                     </del>		<del></del>	-	l
								<u> </u>		<u> </u>

2	i Friend 2	VGROV							Dund	out + DHE
Reach		Line Size	Slope	Capacity		Available	Capacity	Remarks		
<del></del>				mgd	mgd	mgd	ESD	<u> </u>		
nt 1 - 5	A	8	0.0040	0.490	0.227	0.263	202			
nt 2 - 4	В	8	0,0040	0.490	0.089		309			
nt 4 - 12	<u>H</u>	8	0,0040	0.490	0.277		164		l	
ıt 12 - 5	M	8	0.0040	0.490	0.357	0,133	103			
ıt 3 - 11	С	8	0,0040	0.490	0.122	0.368	284	l	i	
nt 11 - 6		8	0.0040	0.490	0.260	0.230	177			
nt 14 - 15	D	6	0.0100	0.360	0,045	0.316	243		<del> </del>	
nt 15 - 7	E	8	0.0100	0.670	0.074	0.596	459		<del> </del>	
nt 7 - 6	. K	8	0.0040	0.490	0.074	0,410	316		<b></b>	
									ļ	
ıt 6 - 13	J	8	0.0040	0.490	0.347	0.143	110		L	L
nt 5 - 13	N	2x6	0.0060	0.520	0,684	-0.064			rade indicat	
it 13 - 9	P	12	0.0030	0.780	0,925	-0.145			rade indicat	ed
nt 8 - 16	F	6	0,0100	0.360	0.152	0.208	161			
nt 16 - 9	G	- 8	0.0125	0.870	0.232	0,638	492			
rt 9 - 10	L	12	0.0030	0.780	1.143	-0,363	-310	sewer lings	rade indicat	ed
		<u> </u>							,	
						<del></del>		<del> </del> -	<del> </del> -	
		ļ						<del> </del>	<b></b>	
	·	L						<b> </b>		
	based upon			L. <u></u> .						
A negativ	e capacity is	ndicate a na	ed for a set	wer upgrade	<del>)</del>				L	
								J		
									<b> </b> -	<b></b>
<del></del>									<del>                                     </del>	
		l							<u> </u>	
							_			
									l	
$\rightarrow$	,								<del> </del> -	
		1						<del> </del> -	<del>                                     </del>	
		[						<del></del>		
	·									
								_	<u> </u>	
			_		-	· .				
							-			
							-		1	
		i					<del></del>			
								<del> </del>	ļ	
							·	<del> </del> -		
						,			ļ <del></del>	
								L	L	
							· .			
									l	
		i						<del></del>		
	-	<del>                                     </del>		<u> </u>				<del> </del>	<b>-</b>	
		ļ		<b></b>			-		<del> </del>	
	<del></del>			ļ				ļ <u> </u>	<del> </del> -	<del> </del>
		ļ							L	
									L	
									l	
								İ		
									T	
			_	<del>-</del>						

	Tribilitan/	Line Size	Flows	PWWF		Peak I&I	i Hetimatacii	( anacin/	lavailahle	Canacity
Reach	area		ADWF	factor		gpd (6)	Estimated PWWF (8)	mgd (1)	mgd (2)	Capacity ESD
oint 1 - 5	A	8	711277	(4010)		Sha (a)	. *****	0.490	mgc (2)	
oint 2 - 4	В	8						0.490	<b></b>	<u> </u>
							-		<b>!</b>	
oint 4 - 12	Н	8					L	0.490		
Point 12 - 5	M	8						0,490		<u> </u>
oint 3 - 11	C	8						0,490	l	
oint 11 - 6		8						0.490		
oint 14 - 15	٥	6		i i				0.360		
Point 15 - 7	E	В			-			0.670	l	
Point 7 - 6	K	8						0.490		
							-			ļ
Point 6 - 13	J	8						0.490	<u> </u>	
Point 5 - 13	N	2X6						0,520	<u> </u>	<u></u>
Point 13 - 9	P	10					[	0.780		
oint 8 - 16	F	6						0,360		
Point 16 - 9	G	8						0,870		
Point 9 - 10		10	0.123	4.500	0.554	0.022	0.576	0.780	D,204	1
UII S = 10		10	0.123	4,000	0.004	0,022	0.570	4,760	0,204	<u> </u>
					_					
) ADWF: se	e calculation	on on Exhibi	it C							
									I	
							<del> </del>		<del>                                     </del>	<del>                                     </del>
							<del> </del>		<del>                                     </del>	<del> </del>
						ļ	<u> </u>		<del></del>	
									<b></b> .	ļ
									l	
							J -		<del> </del>	
									1	<del></del>
·		·					-		<del>                                     </del>	<del> </del>
							<del>_</del>		ļ	
							L			L
1										
							T			
		l			_				<del> </del>	
-		<b></b>				ļ			<del></del>	<del>                                     </del>
									<del></del>	<u> </u>
									ļ	ļ
				l i						
								•	<u> </u>	· · · · · ·
			_		_	<del></del>	<del>                                     </del>			<del>                                     </del>
						-	-			<b></b>
									<del> </del>	<del> </del>
							<u> </u>			<u> </u>
		·				i		i	1	·
										Ĭ
		"								
						-	<del>                                     </del>		<del>                                     </del>	<del> </del>
						<del> </del>	<del> </del>		<del> </del>	<del> </del>
		<u> </u>				<u> </u>	ļ		<u> </u>	ļ
										<u> </u>
<u> </u>							1		<u> 1</u>	<u></u>
					l				}	
									T -	1
		l·			<del></del>	<del> </del>	ļ		1	-
	<del></del>	<del></del> -i				ļ	<b> </b>		<del> </del>	-
	ļ- <b></b>				<u> </u>		ļ. ——-		<del></del>	<del> </del>
						<u> </u>	<b>_</b>	<u> </u>	<b></b> _	
		<u> </u>							L	<u> </u>
	l							l -		T
	<del></del>	<del>                                     </del>								1
		<del> </del>			_	<b></b>	<del> </del>		<b>———</b>	<del>                                     </del>
	<del></del>	<del>                                     </del>			<b></b>	<del> </del>	<del> </del>	<u> </u>	ļ	<del> </del>
		<b> </b>			_	<u> </u>	<b> </b>		<b> </b>	<u> </u>
							L			<u> </u>
	L									
				.,,			[ '			
						<del> </del>	†			<del> </del>
	<u> </u>	-	<del></del>		ļ	<del> </del>	<del> </del>		<del> </del>	<del> </del>
	<u> </u>						<del> </del>	ļ	<del></del>	-
							<u> </u>		ļ	<u> </u>
	l					I				
					Γ		1			T
	<del> </del>			<b></b>	<del> </del>	<del> </del>	1		<del> </del>	<del> </del>
						<del></del>	<del> </del>	<b></b>	<del>                                     </del>	1
	<u> </u>		ļ		<u></u>		ļ <u>.                                    </u>	ļ	<del> </del>	ļ
	<u></u>						<u></u>			<u></u>
		i			1	l	1	i -		
						· · · · · · · · · · · · · · · · · · ·		l		T
		<del> </del>				<del>l                                      </del>	<del>                                     </del>		<del>                                     </del>	+
	<u> </u>	-			<del> </del>	ļ	1		-	-
<del></del> .						L			<u> </u>	<u> </u>
	1	1	1			1			1	1

Reach		Line Size		PWWF	PWWF	Peak I&I	t flow o	Capacity		Capacity
,,,,	агеа		ADWF	factor	, , , , , , ,	gpd (6)	PWWF (8)	mod (1)	mgd (2)	ESD
Point 1 - 5	A	8	- 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	7		SF - (+)		0.490	1.08 = 7-1	
Point 2 - 4	В	8						0.490		
Point 4 - 12	H	8						0.490		
Point 12 - 5	M	- B				r		0.490	-	
Point 3 - 11		. 8					<b></b>	0.490		
Distant 6										
Point 11 - 6		8						D.490		
Point 14 - 15	D	6					L	0,360		
Point 15 - 7	E	8					<u></u>	0.670		
Point 7 - 6	K	8						0.490		
Point 6 - 13	J	8					]	0.490		
Point 5 - 13	N	2X6						0,520		
Point 13 - 9	P	10						0.780	1	***************************************
Point 8 - 16	F	6						0,360		
Point 16 - 9	G	8				····		0.870		
Point 9 - 10	L	10	0,131	4.500	0.590	0.000	0.612	0.780	0.400	
oint 9 - 10	L	10	U, (3 (	4.500	0.090	0.022	0,612	0,7.60	0.168	14
									<u> </u>	
								_		
									I	
) additional	ESDs per l	THE: 34 ES	Ds x 260 n	nd/ESD = 8	1840 and		-			
) ADWF = 8	840 + 100	535 - 124	375 = 0 12	4	20-40 Aba	<del></del>	ļ-		<del> </del>	l
Y WOAAL - B	υπυ ⊤ (22	,uou - 151	<u> </u>	,			<del></del>		<u> </u>	<b> </b> -
							<b></b>		L	
							L			
1										
	-				~					
									-	
							<u> </u>	_		
										<u> </u>
					411					
							1	· · · · · · · · · · · · · · · · · · ·		
									1	
							<del> </del>			
										}
									-	
					-		<del> </del>		<b></b>	
							<b></b>			<u> </u>
							1			
							†	_	1	
						·			<u> </u>	<del> </del>
		<u> </u>					<u> </u>			
								***************************************		
							L		ļ	
				l			L			
		1								
				· · ·					1	
			-			-	† <u>-</u>	_		
			-	<del></del>			<del> </del>		<del>                                     </del>	<del>                                     </del>
		ļ					ļ	ļ	<del> </del>	
						L	ļ		<u> </u>	<u> </u>
						<u> </u>	L			
							1_			
1										
		<del></del>	<del></del>	<del> </del>		<del></del>	ļ ————		1	·
			L	ļ		ļ	<u> </u>		ļ	<b></b>
					i		L .			
										-

	Pennai	rove -	Additio	nal Ho	usina i	oer Draft	Housir	ig Plan	2001	
I.D.#	I APN	Tributary	LU	Lot size	Units per	* Units per	difference	Remar	(S	_
	1	area		Acres	zoning	housing plan		as of 12-1	7-01	
5	047-166-011		UR2					deleted		
38	047-191-003		UR1					deleted		
39	047-082-008		UR2					deleted		
40	047-153-004		UR2		Ĺ			deleted		
41	047-153-006		UR2					deleted		
52	047-164-006	Α	UR4	3.41	13.00	38.00	25,00		<del> </del>	
53	047-166-017	<u>-</u>	UR4					deleted	1	
85	047-173-016	Н	UR6	1.36	8,00	17.00	9.00		<del> </del>	
	10-17 170 070	<del> ''</del>	Ditto	1.00	0,00	77.00	0,20	<del></del>	<del> </del>	
	<del>                                     </del>	<del> </del>			totals	55,00	34.00		<del> </del>	
	<del></del>		<del></del>		- Iotan	00,00	0	<del></del>	<del> </del>	
							i			
	<del> </del>				<b></b>		<b></b>		<del> </del>	
	<del> </del>		<del></del>					<del> </del>	<del>                                     </del>	
Llood las	rger of Density	bonue HO	A or HOO f	rom the De	# Housing	Dian		<del> </del>		ļ
Deer in	igel of Deliaity	DUNUS, NO	A, OI HOU!	TOTA THE DIA	I TOUBING	L1011			ļ	
		<u> </u>		<del></del> -	ļ		<b>-</b>	<del> </del>	<del> </del>	
	ļ		<u> </u>		<b></b>		<b> </b>	<u> </u>	<del> </del>	
	<b>_</b>	<u> </u>	<del> </del>	ļ			ļ	ļ		
	<b> </b>	<b> </b>	<u> </u>		<u> </u>		<b></b>	<del></del> _		
	ļ		ļ.——		ļ	<b></b>		-		
		<u> </u>					ļ	<u> </u>	<u> </u>	
	ļ	ļ			<u> </u>				ļ	
	ļ			<u></u>		L	ļ		<u> </u>	<u> </u>
	<u> </u>					<u></u>			<u> </u>	
						<u> </u>				
	1					<u></u>			L	
		<u> </u>							L .	
	1			i						
				i				_		
	1									
		<del> </del>	<del>                                     </del>			-	T			
		1			<u> </u>		†		<del>                                     </del>	
	<del> </del>	1	<del> </del>	<u> </u>	1			<del>                                     </del>	<del> </del> -	
	<del>                                     </del>	<del> </del>	<del> </del>	<del> </del>	<del> </del>			<del> </del> -	<del></del>	
	<del>+</del>	<del> </del>	<del> </del>	<del> </del>	<b></b>	<del> </del>	<del> </del>	<del> </del>	+	
	<del>                                     </del>	<del>                                     </del>	<del> </del>	ļ	<del> </del>	<del>                                     </del>	<del> </del>	<del> </del>	<del> </del> -	
	<del> </del>	<del> </del>		<del></del>	<del>                                     </del>				<del></del>	
	· <del>·····</del>	<del>                                     </del>	<del></del>			<del></del>		<del></del>	<del>                                     </del>	<del>                                     </del>
	<del> </del>	1		<del> </del>	-			<del>                                     </del>	<del> </del>	
	<del> </del>	<del> </del>	<del></del>		<del> </del>		<del>                                     </del>	<del>}</del> -	<del> </del>	
			<del> </del>		ļ		-	<del>                                     </del>	<del> </del>	-
	<del> </del>	-	<del>                                     </del>	<b>}</b> -	ļ		<del></del>	<del> </del>	<del> </del>	
		<b> </b>		ļ	ļ			<u> </u>	<del> </del>	<del> </del>
	<del> </del>	<b></b>	ļ	<u> </u>		-		<del> </del>	-	
	<del></del>	<u> </u>	<u> </u>	<del> </del>	-		<u> </u>	<del>_</del>	<del> </del>	<u> </u>
	<del> </del>	ļ	<del> </del>	<b></b>	<del> </del>	ļ	<del> </del>	<del> </del>	<b></b>	<u> </u>
	<del> </del>		<u> </u>	ļ	1	ļ	<del> </del>	<del> </del>	<b> </b>	<b></b>
		<b></b>	ļ <u></u>			ļ	ļ	<b></b>	-	
	<u> </u>	ļ	<u> </u>	ļ <u>.</u>	ļ			<b></b>	ļ	<u> </u>
		<u> </u>	ļ	1	ļ			<del></del>		<u> </u>
					1		L	ļ <u>.</u>		l
	·									ļ
		L			<u></u>			<u> </u>		
									<u></u>	
			1.	T	T					
	1			Ţ	1			1		1
				Ţ				1	1	
		<del> </del>	1		<del>                                     </del>	1	1			
		1	1		<del>                                     </del>	· · · · · · · · · · · · · · · · · · ·			İ	
	1	1		<del>                                     </del>	<del> </del>		†——·			<del>                                     </del>
	+	<b>†</b>	<del> </del>	<del> </del>	-	<u> </u>	<del> </del>	<del> </del>	·	
_	<b> </b>	<del>                                     </del>	<del> </del>	<del> </del>	+	<del>                                     </del>	<del> </del>	<del> </del>	+	<del> </del>
	+	<del> </del>								
	<del> </del>	<b></b>	<del> </del>	<del> </del>	<del> </del>		<del> </del>		- <del> </del> -	ļ
	<del>                                     </del>	<del> </del>	<del></del>	<del> </del>	-					
		<del></del>		<b> </b>		<del></del>		-	<del> </del>	ļ
			1	ļ		<b></b>	ļ	ļ	ļ	
			1		<u> </u>					L
					T				1	
	1	<del>                                     </del>		<del> </del>	1		<del> </del>	<del></del>	1	1
	<u></u>	,		1	3	4	- Low		-t	<del></del>

## Penngrove Reach 5-13 two 6-inch Worksheet for Circular Channel

Project Description	
Project File	d:\haestad\fmw\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data		
Mannings Coefficient	0.014	**
Channel Slope	0.0060	00 ft/ft
Depth	0.50	ft .
Diameter	6.00	in

Results		<del></del>	<del>-</del>					
Discharge	0.26	mgd	- _~	7	PIPES	=	0,52	MES
Flow Area	0.20	ft²			, , , , -			
Wetted Perimeter	1.57	ft						
Top Width	0.15e-7	ft · · ·						5
Critical Depth	0.32	ft i						
Percent Full	100.00							
Critical Slope	0.010653	3 ft/ft	•				•	•
Velocity	2.06	ft/s					•	
Velocity Head	0.07	ft .						
Specific Energy	0.57	ft						
Froude Number	1.0e-4					,		
Maximum Discharge	0.43	cfs			•			
Full Flow Capacity	0.40	cfs				•		
Full Flow Slope	0.006000	) ft/ft					,	
Flow is subcritical.					•		·	

## Penngrove Reach 5-13 two 6-inch Worksheet for Circular Channel

Project Description	
Project File	d:\haestad\fmw\project1.fm2
Worksheet	check
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data						e.
Mannings Coefficient	0.013	<del></del>	WRONG	FOR	CIP	
Channel Slope	0.0100	00 ft/ft	DOGS	NOT	MATCH	PLANS
Depth	0.50	ft	,			-
Diameter	6.00	in .				

Results	•					<u></u>	12 -	77	NOD
Discharge	0.36	mgd	×	2	PI D63	-	Upi	_	1001
Flow Area	0.20	ft²	• •	·					
Wetted Perimeter	- 1.57	ft					•		
Top Width	0.15e-7	ft							
Critical Depth	0.38	ft	-						
Percent Full	100.00					•			
Critical Slope	0.01155	3 ft/ft							·
Velocity	2.86	ft/s							
Velocity Head	0.13	ft						•	
Specific Energy	0.63	ft .			•				
Froude Number	0.14e-3								
Maximum Discharge	0.60	cfs							
Full Flow Capacity	0.56	cfs							
Full Flow Slope	0.01000	0 ft/ft							
Flow is subcritical.									

Attn: Eric Gage
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403.
(707) 565-1391
eric.gage@sonoma-county.org

### Permit Sonoma Rezoning Housing SItes for Housing Update - FEIR comments

There are 33 years of substantial evidence on the administrative records of reporting capacity limitations and the existence of physical constraints in the PSZ (*Penngrove Sanitation Zone*) collection system lines "L", and "P".

The PSZ analysis recommendations have been circulated and relied on for system reviews by multiple agencies including: SCWA, PRMD, Sonoma LAFCo and the city of Petaluma identifying the physical constraints in the PSZ collection system lines.

The physical constraints identified in the PSZ collection system have restricted higher density land use plan amendments in the PSZ in excess of the existing land use plan. During the entire 33 year period, no major land use changes have ever been made or considered, in the PSZ, NONE.

The WSS study for the DHE and DEIR notes that: "the agencies serving Geyserville, Guerneville, Larkspur and <u>Penngrove did not provide any system information</u>." The WSS Study was a paper study only, and did not include hydraulic model analyses of the sewer systems. The WSS study relied on a 2016 SCWA SSMP i/I water infiltration study that <u>does not identify, recognize or consider</u> the capacity status or the existence of the known physical conditions of the PSZ system in the WSS evaluation.

At the May 20, 2021 DHE Commission meeting I commented and reported the missing PSZ institutional records in the WSS study and submitted all the missing records with written comments. At the May 20, 2021 DHE Commission meeting Commissioner Carr also referred to my comments and concerns and requested the Commission receive a statement from the service provider as to the current PSZ capacity status for existing land use build out and the increased demand from the proposed rezoning.

No statement, finding, or clarification from the service provider was forthcoming to the Commission to address all the questions about the current and future increased demand PSZ capacity status.

During the DEIR comment period I again submitted all the missing records with written comments. The study claims to determine and calculate if capacity exists within the existing systems to accommodate the proposed projects.

Here are responses to specific comments and questions I submitted about physical constraints and methods the DHE WSS study used to determine and calculate the current PSZ capacity status.

Comment (101.1) How many people the (2016 SCWA SSMP) analysis assumed were within the PSZ?

# Response: (101.1) <u>We cannot speculate on the method SCWA SSMP used to produce population estimates</u>.

2) Comment (101.2) How many persons per ESD were assumed in the analysis. Does it includes a new population baseline over the land use element estimated population of 1,300 to 1,450 people under full build-out conditions?

# Response: (101.2) <u>We cannot speculate on the method SCWA SSMP used to produce population estimates</u>.

5) Comment (101.5) There should be a count of existing hookups needed for the land use plan at full build out and a reserve capacity maintained to allow for failing septic systems in the future. This baseline information should be required before consideration of additional housing projects.

## Response (101.5) This comment does not pertain to the analysis or conclusions of the EIR.

The responses **do not answer** the capacity status or mention the constraints in the PSZ collection system lines "L" and "P". The analysis identifies two pipe lines needed in the Sonoma Valley District. However the PSZ collection lines "L" and "P" have been totally overlooked and omitted in the DHE and DEIR analysis?

The PSZ capacity analysis has been evaluated in the context, of a framework of assumptions, that deny the existence of the capacity limitations and collection system physical problems.

#### **Recommendations:**

Table 24: Water and Wastewater Availability by Service Area. Page APP-375

Move the PSZ proposed rezone sites from Category 2 to Category 3. Likely inadequate as is, may require significant improvements.

A specific finding must be made by the responsible agencies, SCWA and PRMD, to determine the status of the existing capacity constraints and physical deficiencies in the PSZ collection lines "L" and "P"that restrict higher density land use plan amendments in the PSZ as follows:

 the identified and reported conditions in the PSZ <u>have been</u> resolved and how they have been resolved. (PRMD should send a copy of the finding that the reported conditions in the PSZ <u>have been</u> resolved and how they have been resolved to Sonoma LAFCo to update their files on the PSZ.)

#### OR

2) the identified and reported conditions in the PSZ <u>have not</u> been resolved and how and when they will be resolved?

The Penngrove Specific Plan land use element allocated limited sewer hook ups on a parcel specific basis. If the existing conditions <u>have not</u> been resolved and there is <u>increased demand from the proposed rezoning</u> the parcel specific sewer hook ups could be reallocated. This would leave parcels with hook up entitlements unbuildable or people in existing homes not hooked up yet within the PSZ unable to hook up. In effect, it would be a de facto plan amendment.

If a statement or finding <u>is not made</u> given the long standing existing physical conditions of the PSZ collection system constraints and that it is close to it's established estimated "full build out" capacity of 1300-1450 people <u>at this time</u> PRMD should pursue implementation of General Plan policy PF1b. <u>Consider moratoria on plan amendments and zoning changes in the PSZ to protect residents with parcel specific hook up entitlements who have not hooked up yet.</u>

#### 2/22/22

Attn: Eric Gage
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403.
(707) 565-1391
eric.gage@sonoma-county.org

Permit Sonoma Rezoning Housing SItes for Housing Update - DEIR comments

The EIR consultant stated that the agency (SCWA) "did not provide any system information" for the PSZ and relied on the 2016 SCWA SSPM update.

The 2016 SCWA SSPM sewer capacity evaluation only addresses constraints due to i/i sources <u>but does not address the actual physical corrections needed as</u> already identified in the SCWA 2002 PSZ update for PRMD's GP DHE.

The 2016 SCWA SSMP analysis is an i/i study, a single purpose exercise intended to identify areas of storm water infiltration into the collection system and pose future remedies. In that sense it is uni-dimensional and not intended to be used as a systemic multi-dimensional, multi variant systemic analysis.

The SCWA SSPM 2016 does not take into consideration the established existing baseline data regarding the physical limitations of the trunk line collection system and estimated capacity constraint under full land use build out conditions as identified in the SCWA 2002 system capacity evaluation, notably the "required" replacement of line "L", and line "P. as already identified in SCWA's 2002 PSZ system update for PRMD's proposed GP DHE (April 20, 2001)

The 1990 and SCWA's 2002 update have governed the limitations on any land use plan density increases in the PSZ since 1990. It established *no extra hook ups for increased land use densities beyond what was established in the 1984 Penngrove Specific Plan* and did not change during the 2020 County General Plan update and still exist to present day.

The County has no records of any significant land use density amendments to the General Plan or the Penngrove Specific Plan to increase parcel densities in the PSZ since 1984, *none*. The same land use element densities used during the 2020 General Plan update are still in effect now.

During the 2020 General Plan update PRMD used the latest PSZ figures from SCWA for PRMD's proposed GP DHE (April 20, 2001) SCWA reported - The current loading is calculated to be about 1,251 people based upon the current master list load of 471.29 ESDs using PRMD's SFD factor of 2.655 persons per ESD factor. For example: 471.29 ESDs X 2.655 persons per ESD = 1,251.12 people within the sewer district as of November 4, 2002.

The 2016 SCWA SSPM and PRMD DHE consultant used the 2016 ESD count of 517 ESDs, however SCWA's current 2021 ESD count is 550.

The County land use element estimates a population of 1300-1450 people at full build out conditions under existing collection system conditions.

Using PRMD's 2021 DHE EIR SFD factor of 2.6 people per ESD X 550 ESDs = **1430** people which is <u>close to the maximum upper end of the limitations of **1300-1450** people for the existing system until the replacement of *line "L"*, and *line "P"* as identified in the 1990 study, SCWA's 2002 study update, 2020 General Plan Housing Element, and LAFCo.</u>

The 2016 SCWA SSMP states: "The PSZ currently has an Agreement with the City for the City to treat the equivalent volume of sewage for a maximum of 3,000 people. 2010 Census population: **2,522 people**."

However the "2010 Census population of **2,522 people**" refers to the entire population in the Penngrove area outside the PSZ combined with the population inside the PSZ. How many people did the 2016 SCWA SSMP analysis assume were within the PSZ in 2016?

The 2016 SCWA SSMP states: The PSZ was built in 1992 however the 1st capacity study was done in 1990, two years BEFORE it was built? This is because the PSZ was built in 1975, not 1992!

There is substantial evidence on the administrative record concerning reasonably foreseeable "worst case" existing condition limitations of the sewer line collection system constraint as *indicated by PRMD's statement* in *Sonoma LAFCo's City of Petaluma MSR (Municipal Services Review).* "PRMD reports that to meet future demand, the existing trunk sewer line between Penngrove and Petaluma will require replacement." "According to the PRMD's calculations, the PSZ has adequate capacity (maximum service capacity for 3,000 people) with sewer line improvements."

The cost of replacement of *line "L"*, and *line "P"* has already been identified and included in SCWA's annual budget in the past. However subsequently the budget item was withdrawn diverting the funding in favor of pursuing other (i/i) storm water infiltration projects.

In addition to the General Plan land use densities, existing, and future "build out" estimated population numbers were also reported in the original 1990 PSZ capacity study, <u>and 2002 SCWA staff revision of the 1990 PSZ capacity study</u>.

The data used in PRMD's draft DHE EIR references the 2016 SCWA SSMP for the EIR capacity analysis. However the 2016 SCWA SSMP does not cite the existing, and future estimated, "build out" population numbers based on the land use densities allowed in the General Plan. If SCWA no longer follows its past practice of citing existing, and future estimated, "build out" population numbers than how many persons per ESD are assumed in the 2016 SSMP modeling analysis? This is essential information for an analysis to properly evaluate the existing system capacity when commenting on an EIR.

Does the SCWA SSPM 2016 update claim to establish a new, as of yet unidentified, population baseline over the prior Specific Plan land use element estimated amount of **1300-1450 people at full build out conditions**?

SCWA anticipates a more complete comprehensive systemic analysis of the PSZ will be available when the City of Petaluma and SCWA do the new joint comprehensive update some time in the future.

### There are **two separate build out scenarios** for consideration within the PSZ:

- 1) Under the current land use Plan for 1300-1450 people at full build out with the PSZ existing conditions needing collection system improvements.
- 2) Future build out to the maximum allowable sewer capacity entitlement in Petaluma at the treatment plant for 3000 people *AFTER* sewer collection system improvements.

The DHE EIR consultant notes: "The Penngrove sites may be viable if the capital improvement projects have been completed and it may require a revised agreement with the city of Petaluma for treatment"

- 1) Specify exactly which capital improvement projects are needed?
- 2) Specify revisions needed to the agreement with Petaluma for treatment?
- 6.0 Recommendations, page 20: The DHE EIR consultants claim that "high-level analysis investigation ... of the sewer system capacity and wastewater treatment capacity was performed, *and continues* "28 of the sites appear to have existing sewer infrastructure capacity in order to accommodate additional residential density due to the proposed re-zoning?

In the PSZ the DHE EIR consultant has conflated the wastewater treatment infrastructure in Petaluma available for the maximum allowable future sewer capacity entitlement for **3000 people** at the treatment plant *AFTER* PSZ sewer collection system improvements ... with the existing PSZ limited capacity of the collection system infrastructure under the current land use Plan for **1300-1450 people** at full build out until the collection system improvements are completed.

There should be a count of existing hook ups, an estimate of total hook ups needed for the land use plan FULL build out, <u>plus a reserve capacity maintained to allow for failing septic systems in the future</u>. This baseline information should be required <u>before ANY serious consideration</u> is given to the idea of having "any extra excess capacity" for additional unplanned for new DHE housing projects.

PSZ ratepayers are entitled to know if there are any anticipated proposed land use changes being considered that could adversely impact their ability to hook up in the future to the sanitation system they finance. If there is any mishap due to mistakes in properly calculating the existing condition capacity who will be financially responsible for the damages and repairs to the system?

Will developers of the DHE be required to post bond in case there are damages to the system? Will the PRMD DHE EIR analysis specify who or what agency(s) will be financially liable if their proposed DHE experiment fails the PSZ system?

Given the long standing existing physical conditions of the PSZ collection system constraints and that it is close to it's established estimated "full build out" capacity of 1300-1450 people RIGHT NOW, PRMD and SCWA staff should pursue implementation of General Plan policy PF1b, see attached, and consider moratoria on plan amendments and zoning changes in order to protect services to existing residents and entitlements to residents in the zone who have not hooked up yet.

## Sonoma County General Plan Public Facilities and Services Policy PF-1b:

Prepare or encourage the preparation of master plans or equivalent documentation for all wastewater management systems prior to approval of project facilities. Design and construct all facilities in accordance with General Plans of the applicable jurisdictions. In the event that a master plan or monitoring fails to show adequate facilities or supplies for planned growth, consider moratoria on plan amendments, zoning changes, building permits or other entitlements in order to protect services to existing residents. The minimum contents necessary for an adequate master plan or equivalent documentation are:

- (1) Maps showing future service area boundaries, [1]
- (2) Forecasted growth that reflects all potential sources of future demand for facilities and the relationship to General Plan projections and limits,
- (3) Projected service and facility needs, [SEP]
- (4) Estimated costs and revenues for needed improvements, [1]
- (5) System design parameters and assumptions, [5]
- (6) A program for water use reduction, [step]
- (7) A program to reduce storm water infiltration
- (8) A program to monitor and account for amendments of the General Plan Land Use Map over time.

#### Document attached:

1) Penngrove Sewer Zone (PSZ) Capacity Study updated November 4, 2002 (SCWA)

Thank you.

Rick Savel
Marin LAFCo Commission, public member
Penngrove Area Plan Advisory Committee, co-chair
P. O. Box 227, Penngrove, CA 94951
Ph# 415-479-4466, no texting
Email: SkyPilot4u2@yahoo.com

Attn: Eric Gage
Permit Sonoma
2550 Ventura Avenue
Santa Rosa, California 95403.
(707) 565-1391
eric.gage@sonoma-county.org

Permit Sonoma Rezoning Housing SItes for Housing Update - DEIR comments

RE: <u>Penngrove Sewer Zone (PSZ) Capacity Study dated November 4, 2002</u> updated by me, <u>SCWA PSZ engineer David Grundman</u> (*retired*)

I noted several corrections to the Kennedy/Jenks/Chilton study of June,1990 with the conclusion that under the existing physical conditions the collection system <u>did not have sufficient capacity to handle the expected</u> land use build out. Please see the complete study attached.

To my knowledge, <u>nothing has been done to change the physical situation</u> during the past 30 years. However, there has been yet another study done which, was updated September 2016. From my experience, it does little good to do multiple studies and not address actual corrections to the existing problems.

In the September 2016 SCWA PSZ SSMP updated study, there are a number of items that I would take issue with.

#### **SCWA SSMP Section 8:**

The Summary suggests that that the Penngrove system would benefit from continued I/I monitoring and lays out a good monitoring plan, however <u>it does</u> <u>little to determine and identify where the existing identified physical problem areas are located and solving actual known physical problems</u>.

How will monitoring fix an already established previously identified physical problem at the known locations? The system is very old and is in need of repairs in order to reduce I/I, a major cause of overflows and inadequate capacity.

**System Evaluation:** second page, first paragraph, suggests that securing manhole covers (this will likely lead to backflows into homes/businesses) and temporarily diverting flows. Where do they plan to divert the flows to? ( It appears to me that this section may have been written by someone(s) lacking actual experience in the operation of a sewer system.)

#### SCWA SSMP Section 9:

While this section does layout a good monitoring plan, it does little to determine where the problem areas are located. It is not likely that monitoring flows will serve any purpose at this time, lacking normal storm patterns.

It appears that there is a lot of resources being spent on studies and very little on actually solving the already identified existing conditions and problems.

## David Grundman (SCWA retired)

Email: dave pat 1999@yahoo.com

Attachment: <u>Penngrove Sewer Zone (PSZ) Capacity Study dated November 4, 2002</u>

E-Mail may contain confidential information that is covered by the Electronic Communications Privacy Act, 18 U.S.C. Sections 2510-2521, and is legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited.

From: <u>Marci Mascorro</u>
To: <u>PermitSonoma-Housing</u>

**Subject:** Planning commission review of housing element

**Date:** Wednesday, July 12, 2023 4:59:08 PM

I wish to go on record in opposition of the housing element plan, which will be discussed on July 17, in the planning commission. Specifically, I am opposed to the plans to develop a parcel on Laughlin Road in Guerneville with 83 affordable housing units. I am opposed for a number of reasons, including, but not limited to:

One. This property is proposed as affordable housing, yet the cost to develop in the Guerneville area is prohibitive. The cost to fire harden a building, meet the existing environmental codes for building and exteriors, including mandatory solar, is extremely costly. The concept of "affordable housing" is not satisfactorily addressed by the county.

Two. There is no viable way to create an 83 unit neighborhood/complex, however it is configured, that can safely accommodate 83 families and not cause a negative impact to the existing neighborhoods and area of Armstrong Valley. A development this dense will negatively impact the environment, including the existing redwood trees that line Laughlin Rd. and Armstrong Valley Road; the development is next to a creek, and the negative impact on that creek by construction of 83 units, movement of land, and severely altering the ground surrounding that creek will cause more irreversible harm to the creek and its ecosystem.

Three: The existing infrastructure, which cannot even accommodate the current community, will be challenged beyond its breaking point. Specifically, existing sewage facilities are frequently overwhelmed, and the sewage treatment plant is already in need of improvements to be able to accommodate its existing population.

Four: Flood and fire evacuation routes, already difficult, at best, will become more dangerous as more households try to evacuate. The state proposition that passed that created this "affordable housing"obligation on communities passed prior to 2017 when it became painfully obvious that Sonoma County communities are susceptible to the worst possible fire risks and the struggles to rebuild if homes are in fact destroyed.

Five: The county and state's own affordable housing elements require the appropriate amount and type of services within reasonable proximity. As such, historically, affordable housing developments have been placed in existing in areas where there are already existing services and transportation Corridors. The Laughlin parcel not only does not conform to those requirements, the parcel is sited remotely and is distance from those services that would easily create a hardship for someone in the circumstances that requires affordable housing.

Six: the development this size and density will irreparably change the existing community and its dynamics. This is primarily an uncrowded, rural area with narrow, sometimes one lane roads, lined by single-family homes. A project of this density is inappropriate and county should not be proposing a development that benefits few yet harms many. In fact, it should be the job of the community to protect its existing community from such severe negative impacts

•

I can be reached at this email address: Marcimascorro@gmail.com

Thank you for your consideration, and please know that I was unable to finish my letter with outlining all of my concerns because our power was out this morning, and that affected the rest of the day.

--

Marci

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>Margaret DeMatteo</u>

To: PermitSonoma-Housing; PlanningAgency

Cc: <u>Mashal.Ayobi@hcd.ca.gov</u>

**Subject:** Public Comment on Housing Element Adoption Draft

**Date:** Wednesday, July 12, 2023 5:07:02 PM

Attachments: Outlook-cid f27831.pnq

LASC-FHANC Public Comment on Adoption Draft.pdf

Hello,

Please see attached letter, apologies for the few minutes late. I was having some serious technical issues. Thank you for your consideration tomorrow.

Best Regards, Margaret

Margaret DeMatteo (she/her/hers) Housing Policy Attorney



<!--[if !vml]-->**OF SONOMA COUNTY**<!--[endif]-->
144 South E Street Suite 100
Santa Rosa, CA 95404
mdematteo@legalaidsc.com

https://legalaidsc.org/

#### **CONFIDENTIAL AND PRIVILEGED COMMUNICATION**

The information in this email message is for the confidential use of the intended recipients only. The information is subject to the attorney-client privilege and may be attorney work product. Recipients should not file copies of this email with publicly accessible records. If you are not an intended recipient or an authorized agent responsible for delivering this email to an intended recipient, you have received this email in error, and any further review, dissemination, distribution, copying or forwarding of the email is strictly prohibited. If you received this email in error, please notify us by return email and delete this message. Thank you.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.





July 12, 2023

SENT VIA EMAIL to <u>PermitSonoma-Housing@sonoma-county.org</u>, <u>PlanningAgency@sonoma-county.org</u>

cc: HCD, Mashal.Ayobi@hcd.ca.gov

## Public Comment Regarding Sonoma County 6th Cycle Housing Element Adoption Draft

Dear Planning Commissioners, Permit Sonoma staff and consultants to the Housing Element:

We are housing policy experts in Sonoma County, working together to ensure the region is one where everyone can find a home. We have repeatedly asked for every one of the recommendations here. These requests have been repeated by large numbers of stakeholders in Sonoma County's Housing Advisory Committee and public surveys. Yet they still do not appear in the Draft.

Our recommendations can help the County meet statutory requirements, affirmatively further fair housing, and meaningfully respond to HCD's comments.

## **Affirmatively Furthering Fair Housing ("AFFH")**

We support HCD's comments regarding the need to revise the Element to meet the County's AFFH requirements. We ask the County to conduct a more rigorous analysis of patterns of segregation and integration, Racially Concentrated Areas of Affluence ("RCAAs"), displacement risk, and disproportionate housing needs of people of protected classes, using local data and knowledge, and add or modify fair housing programs accordingly.

We request that the Draft explain, as HCD requires, how the County complies with fair housing laws and provide information about past or current fair housing lawsuits, findings, settlements, judgements, or complaints.

Specifically, we ask that the Draft add the following commitments to Programs 29 and 32:

1. Provide fair housing training to County staff such as housing authority and code enforcement teams, as well as housing providers and residents.

- 2. Meet quarterly with Legal Aid of Sonoma County (LASC) and Fair Housing Advocates of Northern California (FHANC) to address pressing fair housing issues and ensure fair housing compliance.
- 3. Ensure housing fairs include education about discrimination based on source of income, to encourage housing mobility and housing choice. Since discrimination against voucher holders was outlawed in California in 2020, FHANC has received a growing number of complaints in this area, with alarming rates found in Sonoma County in our audits (finding evidence of source of income discrimination in 62%-88% of tests in the County)¹.
- 4. Enact a Fair Chance Ordinance, modeled on Alameda County, Berkeley, and Oakland, and following the lead of Santa Rosa, who included such a commitment in their Housing Element just certified by HCD. The use of criminal history in the tenant application process should be eliminated, given the disparate impact on people of color. Enacting such an ordinance is key to addressing disparities in housing opportunity in the County.

# Conduct legally required analysis and add policies and actions related to homeless persons

The Draft does not analyze the disproportionate impact of homelessness on groups protected by fair housing laws. In Sonoma County, Black and indigenous people are disproportionately homeless, as are people with disabilities. The 2022 point-in-time count showed that 13% of homeless County residents identified as Black or African American despite making up 1.5% of the County's general population. However, the Draft falls short of acknowledging these disparities, exploring their root causes, and adopting programs that meaningfully address these concerns. The Draft fails to conduct these required analyses, and must do so to create a compliant Housing Element:

- Analyze the criminalization practices of homeless people, including the County's
  proposed amendments to its anti-camping ordinance and its forced removal of people
  from the Joe Rodota Trail/County parks, as creating barriers to stability and housing
  access, and as disproportionately harming BIPOC and disabled County residents;
- Analyze the relative accessibility of shelter and housing resources, including reliance on congregate shelter for disparate impact on unhoused people with disabilities, including mental health disabilities;
- Analyze the civil rights litigation against the County related to homelessness and discrimination;
- Analyze the strict rules in County programs--like Los Guilicos Village and the trailers--that could create barriers to access for people with mental health disabilities; and
- Analyze the racial or other disparities created by the Coordinated Entry System.

¹ See 2019-2020 Audit Report: National Origin and Source of Income Discrimination in Rental Housing, <a href="https://www.fairhousingnorcal.org/resources--more-information.html">https://www.fairhousingnorcal.org/resources--more-information.html</a>; See 2021-2022 Audit Report: Race and Source of Income Discrimination in Rental Housing,

https://www.fairhousingnorcal.org/uploads/1/7/0/5/17051262/race_and_soi_audit_report_2021-22_1.pdf. 

Attachment 1 - County of Sonoma 2022 Point-in-Time Count Results (ca.gov); A Portrait of Sonoma County 2021 Update (upstreaminvestments.org)

The lack of adequate analysis of homelessness issues and their disproportionate impact on people with disabilities and people of color results in a lack of adequate programs to address these issues. Program 27, the Draft's program for the Interjurisdictional Housing Committee primarily commits only to do what the County is already doing, like much of the Draft.

We ask that Program 27 commit to actions that:

- Evaluate the dedication of County-owned land for non-congregate shelter,
- Expand SROs
- Guarantee that the need for emergency shelter is met

# Program 5 needs additional actions to protect tenants and prevent displacement

Sonoma County demonstrates a disparate impact on renters with disabilities, renters of color, and other members of protected classes when there is a shortage of affordable housing options and inadequate tenant protections. Half the renters in Sonoma County are housing burdened; that is, they spend more than 30% of their income on rent. Latino and Black renters are more likely to be rent burdened than white or Asian renters (59% and 68% versus 53% and 52%).³

We agree with Table 2 in the Draft, that "Displacement of residents due to economic pressures" is the highest priority factor that contributes to Sonoma County's fair housing issues. However, Housing Element Program 5: Displacement Avoidance is not an effective remedy. It consists only of incentivizing production and "marketing strategies" for subsidized housing projects. There are a number of proven policies that specifically and meaningfully address displacement (or eviction) of residents, a number of which are being implemented across the state as part of various housing elements.

Sonoma County is legally required to analyze fair housing issues, including "disproportionate housing needs" and "displacement risk" of members of protected groups, and identify and prioritize concrete actions to remedy these injustices.

Meeting RHNA requirements will not solve our housing crisis. We must also preserve and protect people from displacement. **Displacement of tenants means eviction or self-eviction due to the inability to pay rent, poor living conditions, harassment or fear of retaliation. Displacement of homeowners means foreclosure.** 

In Sonoma County, Black, Latinx, Native American, and mixed-race households are dramatically more likely to rent rather than own their homes. As a result of systemic racism in education, employment, and intergenerational wealth, Black residents in Sonoma County have lower levels of well-being than Black residents of the state as a whole. Black residents of Sonoma County live over three years fewer, on average, than Black Californians. Black children and young adults are enrolled in school at a rate 6 percentage points lower than Black children and young adults statewide. Sonoma County's Black residents have a lifespan ten years shorter than any other

³ A Portrait of Sonoma County 2021 Update (upstreaminvestments.org)

racial and ethnic group in the county and have lower educational attainment than the county average.⁴

BIPOC residents are disproportionately vulnerable to exploitation and displacement due to predatory rent hikes, arbitrary evictions, being forced to live in uninhabitable conditions and enduring landlord harassment and retaliation. The Housing Element must recognize and remedy these conditions. Unfortunately, the Draft fails to include meaningful actions to address them.

There are several recommended programs that the Draft has failed to include, including but not limited to implementation of: 1) a Rental Registry; 2) Rent Stabilization and Just Cause Eviction Protections; 3) Create and Maintain a Mandatory/Proactive Rental Inspection Program and 4) Adoption of a tenant Bill of Rights.

During public outreach, every single focus group indicated that the "high cost of housing" was a top concern. (Appendices, pp. 6-12). Those focus groups were conducted with primarily protected classes and special needs populations, who have a greater likelihood of renting. Surveys indicate a desire for just cause tenant protections in Sonoma County, not just information on existing protections (which are few). See survey results here. Information distribution is not a program affirmatively furthering fair housing, nor is it an anti-displacement measure.⁷

# Program 3: Add Amendments to the Mobile Home Rent Stabilization Ordinance (MHRSO)

There are an estimated 4,447 mobile homes in unincorporated Sonoma County, and the majority of residents are seniors. Mobile Home Parks are some of the last naturally occurring affordable housing. To protect seniors and ensure their ability to age in place, the MHRSO must be amended. On July 11th this week, the Board of Supervisors directed staff to prepare for a Board item to amend the MHRSO on August 15, 2023.

⁵ Most recently, the Town of Fairfax passed a strong tenant protection ordinance with a rental registry. The City of Sonoma's Housing Element Plan includes the following anti-displacement programs: Passage of a rental registry, rent stabilization and just cause eviction protections. The County of Marin included a commitment to passing tenant protections by 2024 in their HCD certified Housing Element Plan. See Marin Program 31: 062123_chapter5marincertifiedhousingelement.pdf (marincounty.org); see also HCD letter of compliance marmarincoadoptin061923.pdf (marincounty.org)

⁴ A Portrait of Sonoma County 2021 Update (upstreaminyestments.org)

⁶ The County's survey results <u>here</u> indicated a strong desire for the County to "Proactively conduct routine inspections to ensure that landlords meet habitability standards." Nearly all focus groups indicated that the quality and condition of housing was a top concern (see Appendices). Those focus groups were conducted with primarily protected classes and special needs populations, who have a greater likelihood of renting. A mandatory proactive rental inspection program could improve the housing conditions these communities live in.

^{71,003} survey respondents asked for just cause protections. See <u>Sonoma County Housing Policy Survey - Responses | SurveyMonkey</u> question 8 ("Enact anti-displacement protections <u>like educating tenants on their rights</u> and preventing eviction unless there is "just cause" (like not paying rent or causing property damage) [emphasis added].)"

MHRSO currently allows for an annual space rent increase of 100% of the change in the Bay Area CPI. Seniors simply cannot afford this yearly increase. Santa Rosa, Windsor, and Petaluma all recently amended their MHRSO to prevent residents from paying a high space rent increase. Santa Rosa and Petaluma reduced the cap to 4% or 70% of the change in Consumer Price Index, whichever is lower. The County has considered an amendment in the past and likely already has a draft amendment.

We ask that Action 3a be changed from "Continue to implement" the existing ordinance to "Amend the Mobilehome Rent Stabilization Ordinance to limit rent increases to no more than 4%, or 70% of the change in CPI (whichever is less)." This should be amended by June 2024.

# Program 15: Review and Update Zoning Code and General Plan

We ask that you add an ordinance to Program 15 creating a senior housing overlay district that would prevent designated senior mobilehome parks from being converted to all-ages parks. This will protect affordable housing options for seniors in the County and stop erosion of affordability of the existing senior parks. Many jurisdictions have senior housing overlay districts, including Yucaipa, San Juan Capistrano, Huntington Beach, Ventura County, City of Ventura, and Santa Barbara.

# **Program 8: Protect Residential Lands and Units**

Residents want faster, more vigorous action to reduce the number of vacation rentals and empty homes. Having over 10% of homes be unavailable to residents is not acceptable. We ask that the timeline in 8b for presenting policy options to the Board be accelerated to the end of 2024, not 2025.

# **Continuing Past Policies and Programs Will Not Suffice**

We agree with HCD that the County should add programs that "go beyond status quo actions, include specific commitment, discrete timing, geographic targeting and metrics or numerical targets and should, as appropriate, address housing mobility, encourage new housing choices in higher resource areas, improve place-based strategies toward community revitalization and protect existing residents from displacement."

Sonoma County needs to move on from the status quo. Hundreds of Sonoma County residents urgently need protection from arbitrary evictions, predatory rent hikes, and landlord harassment. Instead, the Draft proposes to merely continue many of the same policies the County has used in the past. The word continue appears 94 times in the Draft, whereas the word implement appears only 43 times.

Most importantly, the Draft omits an entire category of proven housing policies that help keep renters in their homes. We agree with Table 2 in the Draft, that "Displacement of residents due to economic pressures" is the highest priority factor that contributes to Sonoma County's fair housing issues. But Program 5, supposedly designed to prevent displacement, is inadequate. Its

emphasis on housing production is misguided. Sonoma County can't rely solely on housing production, on meeting the RHNA, to stop our hemorrhaging losses of workers, families, seniors, and so many others. During public outreach, every single focus group indicated that the "high cost of housing" was a top concern. (Appendices, pp. 6-12) We must protect people from losing their existing affordable homes, after which many leave the County.

# Conclusion

The Housing Element needs to include the above proven policies and programs to improve and conserve existing, non-subsidized, affordable housing stock and address the unmet needs of low-income, protected class tenants, and to meet obligations under Housing Element Law.

Sincerely,

Margaret DeMatteo, Housing Policy Attorney Legal Aid of Sonoma County

Caroline Peattie, Executive Director

Fair Housing Advocates of Northern California

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

**Subject:** FW: July 13, 2023 Sonoma County Housing Element Recommendation

**Date:** Wednesday, July 12, 2023 1:14:23 PM

From: Marilyn Cannon < cannon@sonoma.edu>
Sent: Wednesday, July 12, 2023 12:38 PM

**To:** Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Larry Reed <<u>Larry.Reed@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Jacquelynne Ocana <<u>Jacquelynne.Ocana@sonoma-county.org</u>>; Kevin Deas

 $<\!\!\underline{\text{Kevin.Deas@sonoma-county.org}}; \textbf{Shaun McCaffery} <\!\!\underline{\text{Shaun.McCaffery@sonoma-county.org}}; \textbf{Eric}$ 

Koenigshofer < <a href="mailto:Eric.Koenigshofer@sonoma-county.org">Eric.Koenigshofer@sonoma-county.org</a>>

**Subject:** July 13, 2023 Sonoma County Housing Element Recommendation

Dear Planning Commission,

I wanted to let you know that I strongly support the Staff recommendation for the July 2023 Draft of the Housing Element and Final EIR, including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Thank you very much for all your work on this.

Sincerely,

Marilyn I. Cannon

__

Professor Emeritus
Biology Department, Sonoma State University
1801 E. Cotati Ave., Rohnert Park, CA
<a href="https://web.sonoma.edu/users/c/cannon/">https://web.sonoma.edu/users/c/cannon/</a>
707-217-6303

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

 From:
 Scott Orr

 To:
 PlanningAgency

 Cc:
 Ross Markey; Eric Gage

**Subject:** FW: July 13, 2023 Sonoma County Housing Element Recommendation

**Date:** Wednesday, July 12, 2023 1:12:58 PM

#### Scott

**From:** Greg Carr < Greg. Carr@sonoma-county.org>

**Sent:** Wednesday, July 12, 2023 1:06 PM

To: Scott Orr <Scott.Orr@sonoma-county.org>

Subject: Fw: July 13, 2023 Sonoma County Housing Element Recommendation

fyi

From: Marilyn Cannon < cannon@sonoma.edu>
Sent: Wednesday, July 12, 2023 12:38 PM

**To:** Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Jacquelynne Ocana <<u>Jacquelynne.Ocana@sonoma-county.org</u>>; Kevin Deas <<u>Kevin.Deas@sonoma-county.org</u>>; Shaun McCaffery <<u>Shaun.McCaffery@sonoma-county.org</u>>; Eric

Koenigshofer < <a href="mailto:Eric.Koenigshofer@sonoma-county.org">Eric.Koenigshofer@sonoma-county.org</a>>

**Subject:** July 13, 2023 Sonoma County Housing Element Recommendation

--

# THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: Mark Gonzalves
To: PlanningAgency
Subject: Hanna project

**Date:** Wednesday, July 12, 2023 9:09:26 PM

This project along Arnold Dr. needs a lot more study before any advancement of this process. I live on Arnold Dr. and some days it is a a long delay before I can exit my driveway. This project would make it hazardous and in the event of an evacuation nearly impossible.

Sonoma Valley has insufficient infrastructure, jobs and services to accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are two-lane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. Seniors are the highest risk-group during fire evacuation, yet the Hanna site is being considered for a senior living facility.

There is extremely limited public transportation to the Hanna site.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Mark Gonzalves

16525 Arnold Dr.



Virus-free.www.avg.com

From: Mark Rhoda

To: <u>PermitSonoma-Housing</u>

**Subject:** Comments regarding Public Hearing on general plans and zoning

**Date:** Wednesday, July 12, 2023 2:54:49 PM

Attachments: WBC -City letter re 1680 Lance Drive Development 072222.pdf

Please find attached a letter from Westberry Condominium Association that was sent last year to the City Planner regarding the development of apartments at Lance Drive & Guerneville Rd. We believe this is part of the discussion to be held at the public hearing tomorrow and would like or comments to be part of that conversation. Thanks.

#### Mark Rhoda, CCAM

Senior Community Association Manager

Steward Property Services, Inc. | 1465 N. McDowell Blvd., Ste. 120 | Petaluma, CA 94954 Tel (707) 285-0600 | Dir (707) 285-0609 | Fax (707) 285-0601 | <a href="https://www.stewardprop.com">www.stewardprop.com</a>

**We're here to help!** Your experience matters to us. If you have questions, comments, or concerns that have not addressed please contact me or email us at <a href="mailto:support@stewardprop.com">support@stewardprop.com</a>. Thank you. We appreciate your business. Our after-hours emergency line will be available for serious, property threatening emergencies.

**PLEASE NOTE:** This message is for the sole use of the intended recipient(s) and may contain confidential and/or privileged information. If you are not an intended recipient, you may not review, use, copy, disclose or distribute this message. If you received this message in error, please contact the sender by reply email and destroy all copies of the original message. Thank you.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

# WESTBERRY CONDOMINIUM OWNERS' ASSOCIATION

July 22, 2022

Connor Mc Kay, Project Planner City of Santa Rosa

The Westberry Condominium Owners Association and the residents of the property received the notice recently sent out by the City of Santa Rosa regarding a zoom meeting on Monday July 25, 2022, at 5pm for the development of a large apartment complex on the property located at 1680 Lance Drive which is near Westberry Condominiums. We have an initial concern about the timing of the notice, receiving it less than a week before the scheduled meeting, and feel it does not give our residents enough time to rearrange their schedules to be able to attend the meeting and to prepare for the meeting.

We would request copies of any preliminary development plans that may be available, for dissemination to our 160 homeowners, and time for them to absorb and discuss the potential impacts to our community.

The Westberry Condominium Association Board of Directors had a Board meeting on Wednesday July 20th, 2022, after receiving the notice and this topic was discussed. The Board directed me as Manager of the Association to reach out to you regarding initial concerns they have about the new development and some of those concerns are listed below. We hope you will take these concerns in consideration when working with the developer to insure the least amount of impact to the residents of this Association.

- Number of units- in an effort to maximize density it seems there was no thought to a more comfortable, pleasing layout, and where is the open space as mentioned? The current site layout looks more like a military base or public housing project, that would eventually blight the neighborhood in the years to come.
- Increased traffic- proper infrastructure to handle the increase. Traffic study completed?
- Increased Noise- ensure there are sound barriers on the perimeter of the property and that units are developed away from Lance Drive to reduce the noise transmissions. Noise study?
- Parking- adequate parking for the number of proposed units. There are concerns that overflow
  parking for the new property may impact parking on our property. We have had some issues of
  this when the train station was put in.
- Water infrastructure needed we are currently in a drought and a new development with this many units will have an impact of the availability and cost of water to the properties in this area.

The Westberry Condominium Association is willing to work with the city to help in regulating the apartment project so it will be a positive addition to the community and have the least impact on our Westberry Community and the surrounding neighborhood.

Kind Regards,
Mark Rhoda, CCAM
Senior Community Association Manager
(707) 285-0609 direct
mrhoda@stewardprop.com



From: <u>Michelle Yokoyama</u>

To: <u>PermitSonoma-Housing</u>

Subject: Comments for Hearing 7-13-2023 Rezoning- 145 Wikiup Drive and 5146 Old Redwood Highway

**Date:** Tuesday, July 11, 2023 7:38:08 AM

## **EXTERNAL**

Dear Sonoma County Planning commission,

The property on 145 Wikiup Drive APN: 039-040-035 will be discussed to rezone from Limited Commercial to Urban Residential. The property Lyle's BeautyCollege and other businesses uses both sides to park their cars on Wikiup Drive. Changing the zone to Urban Residential at 145 Wikiup Drive, will cause even more cars to park along this road. This creates an evacuation of Fire or Emergency, which is deadly for those current residents trapped along Wikiup Drive and inhibits Emergency Vehicles. Assurance of this rezoning should have a traffic study on the impact of this rezoning.

The Property of 5145 Old Redwood Highway APN: 039-320-051 will be discussed to rezone the current "The Cove", our Community Church. (Limited Commercial) into High Density Residential. The Creekside Apartments at 5209 Old Redwood Highway, park along Manka Circle, church side, as well as down Faught road. It is currently impossible to pull out of Manka Circle without the obstruction of these cars. Changing the ZONE to High Density Residential, will restrict the evacuation for Fire or Emergency for these residents. A restriction of EMERGENCY vehicles will also occur. This deadly rezoning of high density residents within a small, crowded neighborhood needs to be stopped.

We have owned our home since 1985. We are not an advocate of completely rezoning 3 properties within blocks of our lovely neighborhood. (Other property: 201 Wikiup Drive APN: 039-040-040). It appears that Sonoma County has enough housing permits. Please leave our WIKIUP COMMUNITY out of your 6th Cycle Housing ElementProject.

Thank you for your consideration,

David & Michelle Yokoyama

 From:
 Scott Orr

 To:
 PlanningAgency

 Cc:
 Ross Markey; Eric Gage

**Subject:** FW: July 2023 Draft of the Housing Element & Final EIR

**Date:** Wednesday, July 12, 2023 8:17:53 AM

#### Scott

From: Greg Carr < Greg. Carr@sonoma-county.org>

**Sent:** Tuesday, July 11, 2023 9:42 PM

To: Scott Orr <Scott.Orr@sonoma-county.org>

Subject: Fw: July 2023 Draft of the Housing Element & Final EIR

fyi

From: Mona Behan < monabehan@gmail.com >

**Sent:** Tuesday, July 11, 2023 4:04 PM

**To:** Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>;

county.org>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>; Jacquelynne Ocana

<<u>Jacquelynne.Ocana@sonoma-county.org</u>>; Kevin Deas <<u>Kevin.Deas@sonoma-county.org</u>>; Shaun

McCaffery < Shaun. McCaffery@sonoma-county.org>; Eric Koenigshofer

<<u>Eric.Koenigshofer@sonoma-county.org></u>

Subject: July 2023 Draft of the Housing Element & Final EIR

Good afternoon, Planning Commissioners.

My husband and I live in Forestville and we respectfully urge you to approve the July 2023 Draft of the Housing Element and Final EIR as written by the Planning Commission staff. The changes that have been made after community input and further consideration on the part of the staff are huge improvements over the original in terms of manageable and positive growth in the county, respecting both the unique nature of existing towns and neighborhoods and the logistical, infrastructure, and other basic needs of future residents in higher-density housing. We are especially grateful that FOR-2, FOR-5, and FOR-6 have been removed for consideration, as they seemed to be problematic on many levels.

We certainly acknowledge the need to add more affordable housing throughout California, including in Sonoma County, but the sites chosen for rezoning and development of medium- and high-density housing must be chosen with care, a respect for local character, and equity. A dash of common sense never hurts, either! We think that the revised draft fits the bill and thank the planning staff for all the hard work and due diligence that went into it.

Sincerely,

Mona Behan & Alan Crisp 6867 Nolan Road, Forestville, CA

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

**Subject:** FW: July 2023 Draft of the Housing Element & Final EIR

**Date:** Wednesday, July 12, 2023 8:18:42 AM

From: Mona Behan < monabehan@gmail.com >

**Sent:** Tuesday, July 11, 2023 4:04 PM

**To:** Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>;

county.org>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>; Jacquelynne Ocana

<a href="mailto:superscript"></a>_Ocana@sonoma-county.org>; Kevin Deas <a href="mailto:Kevin.Deas@sonoma-county.org">Kevin.Deas@sonoma-county.org>; Shaun</a>

McCaffery < Shaun. McCaffery@sonoma-county.org>; Eric Koenigshofer

<<u>Eric.Koenigshofer@sonoma-county.org</u>>

Subject: July 2023 Draft of the Housing Element & Final EIR

Good afternoon, Planning Commissioners.

My husband and I live in Forestville and we respectfully urge you to approve the July 2023 Draft of the Housing Element and Final EIR as written by the Planning Commission staff. The changes that have been made after community input and further consideration on the part of the staff are huge improvements over the original in terms of manageable and positive growth in the county, respecting both the unique nature of existing towns and neighborhoods and the logistical, infrastructure, and other basic needs of future residents in higher-density housing. We are especially grateful that FOR-2, FOR-5, and FOR-6 have been removed for consideration, as they seemed to be problematic on many levels.

We certainly acknowledge the need to add more affordable housing throughout California, including in Sonoma County, but the sites chosen for rezoning and development of medium- and high-density housing must be chosen with care, a respect for local character, and equity. A dash of common sense never hurts, either! We think that the revised draft fits the bill and thank the planning staff for all the hard work and due diligence that went into it.

Sincerely,

Mona Behan & Alan Crisp 6867 Nolan Road, Forestville, CA

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: Nancy Scott

**To:** <u>PermitSonoma-Housing</u>

Subject:Zoning change for 3280 Hicks RdDate:Wednesday, July 12, 2023 5:00:00 PM

To whom it may concern in the Sonoma County Permit Dept regarding the proposed zoning change for 3280 Hicks Rd. in Graton.

This proposed change to increase the density of that property from 5 parcels to possibly 40 units is ludicrous. My husband, William Huebsch and I, Nancy Scott Huebsch, are reaching out to you to voice our opinion about this issue. We have been residents on Hicks Rd for35 years. We just learned of this proposal, thus our last minute input here. We disagree with changing the zoning at 3280 Hicks due to the numerous negative impacts on our community. How could the Permit Dept consider such a proposal without notifying surrounding residents? I see no posting of a hearing for this change anywhere on the road!! We have far more to say about this issue, however, our cutoff time is one minute! Nancy

Sent from Mail for Windows

From: Pat Mascorro

**To:** PermitSonoma-Housing **Subject:** Housing initiatives

**Date:** Wednesday, July 12, 2023 1:51:52 PM

#### **EXTERNAL**

I see plans and focus on the creation of so-called affordable housing. The rise in home prices in this county as in others, is the result of real estate market dynamics.

What plans are being prepared to alter those dynamics so that renters and buyers in the lower income brackets can continue to afford housing in rhe future? I see no mention of price and rent controls that would ameliorate the continuous rise in the cost of living in this county..

Until effective controls are in place, all the county housing plans will continue to favor builders and realtors.

## THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: Ravi Alimchandani
To: PermitSonoma-Housing

Cc: district5; hagarlaura@gmail.com; dale.dougherty@gmail.com; amie@sonomacountygazette.com;

jim.sweeney@pressdemocrat.com; GUY.KOVNER@pressdemocrat.com

Subject: 3280 Hicks Road Proposed Upzoning

Date: Wednesday, July 12, 2023 1:53:22 PM

Dear Sonoma County Planning Commission,

I express my gratitude for the opportunity to contribute feedback regarding the County of Sonoma 6th Cycle Housing Element, permit Sonoma File No. PLP20-0018. This feedback pertains not only to the proposed upzoning of the parcel at 3280 Hicks Road but also to the adoption of the Final Environmental Impact Report (EIR) for the General Housing Plan update (SCH No. 2022060323).

My partner, Dr. Julian Macri, MD, and I relocated to 3129 Brush St. in Graton in 2021, drawn by the charming, serene, and verdant character of this rural community. We left behind a rent-controlled two-bedroom apartment in San Francisco, occupied since 2009, to find a more conducive environment for raising our young toddler.

Consequently, I write with emphatic opposition to the proposed development, which threatens to disturb the tranquillity of our neighborhood by introducing a large concentration of residences. My concerns resonate with those of my fellow neighbors, many of whom I understand are equally opposed to this proposal.

The proposed development at 3280 Hicks Road is incongruous with the fundamental tenets of urban infill, a strategy that ordinarily focuses on developing vacant or underused plots within largely developed urban zones. The absence of efficient public transit, the lack of mixed-use planning, the potential adverse environmental impacts, and the disregard for the prevailing character of the community, all serve to indicate a poorly conceived plan that falls significantly short of established urban planning principles.

In terms of CEQA considerations, I implore the Planning Commission to undertake a thorough and comprehensive review of the project's feasibility. Key issues to consider include the suitability of the 3280 Hicks Road parcel for high-density infill, taking into account the inadequate supporting infrastructure. The proposal's potential impacts on water resources (our crawl space frequently floods during heavy rainfall), surface/groundwater interaction, and the cone of depression require careful scrutiny. Additionally, the repercussions for existing roads and the current inadequacy of road infrastructure demand serious attention to ensure the safety and convenience of local residents. It's pertinent to mention here that our narrow roads, bereft of sidewalks, are quiet and safe for pedestrian use. An increase in traffic would pose a significant risk to pedestrian safety and wellbeing.

If the Planning Commission finds it necessary to add housing units, I recommend targeting larger communities that are better equipped in terms of infrastructure, and already exhibit characteristics of high-density urban environments. Concentrating efforts on promoting high-density, mixed-use development in areas like downtown Santa Rosa, or locations in proximity to the SMART train, would be a more rational approach. The proposed strategy of forcing

high-density units into our community could inadvertently encourage sprawl and increase car ridership, which when taken together are significant contributors to greenhouse gases.

Moreover, it's crucial to highlight our frustrations stemming from the perceived disregard of our community's needs. As residents of an unincorporated area within Sonoma County, we've been disappointed by the paucity of attention and resources dedicated to our area. This sense of neglect is further exacerbated when juxtaposed with the expectations now being placed upon our community, such as the proposed upzoning and the unpalatable wastewater treatment plan (<a href="https://www.pressdemocrat.com/article/news/graton-residents-oppose-plan-to-import-occidental-wastewater/">https://www.pressdemocrat.com/article/news/graton-residents-oppose-plan-to-import-occidental-wastewater/</a>), which could be circumvented with the construction of a pipeline. The perception of our community as an afterthought, a convenient location to meet housing quotas or to accommodate sewage facilities, fuels our growing frustrations. The proposed development at 3280 Hicks Road merely amplifies these concerns, suggesting a profound misalignment between the proposed upzoning and the community's needs and desires.

For wider dissemination, this letter is being forwarded to the Sonoma County Gazette, Sonoma County District Supervisor Lynda Hopkins, Santa Rosa Press Democrat, and Sebastopol Times. It's crucial that our concerns reach not only a broader audience but also the key decision-makers. I thank you for considering our objections and concerns. A holistic review of these issues is essential in making informed decisions that will define the future of our cherished community.

Yours Sincerely,

Ravi Alimchandani

From: Sandra Krey

**To:** PermitSonoma-Housing **Subject:** Forestville Hamlet Housing

**Date:** Wednesday, July 12, 2023 1:35:47 PM

During Fire Evacuation from Guernville Fires & River Road Fires it was far too difficult to evacuate with current number of residents trying to make their way down Mirabel & Covey. Increasing the population here with no freeway near, is a big mistake. Please don't cripple these 2 lane roads with more residents.

The similarities between the town of Paradise where residents there died in cars trying to escape to the Hamlet of Forestville should be all that needs to be said to the Board of Supervisors!

Did Ms. Hopkins see this plan coming and therefore moved her family to Sebastopol where they have Bodega Hwy connected to Hwy 12?

This is not good planning. We have been evacuated 5 times during fire seasons in past years. Find unincorporated areas to develop with at least a 4 lane highway within a mile or 2. Concerned, voting resident, Sandra Krey

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

**Subject:** FW: Forestville Housing Element **Date:** Wednesday, July 12, 2023 8:19:13 AM

**From:** Sharon Smith < <a href="mailto:sharon@savorsmith.com">sharon@savorsmith.com</a>>

Sent: Tuesday, July 11, 2023 3:38 PM

**To:** Sharon Smith < <a href="mailto:sharon@savorsmith.com">sharon@savorsmith.com</a>>

Subject: Forestville Housing Element

### Dear Commissioner:

We are very concerned with the housing proposals for our area. We still feel strongly that the infrastructure should be improved before any of this is done. It is good to hear that the size of the development has been reduced and maybe it could be scaled down even more. We are a small town. We are also in a wildfire prone area. More people. More to evacuate.

Please approve the July 2023 draft of the housing element and final EIR as written by the staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Thanks, Sharon Smith and David Wakely

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: Sharon Smith <sharon@savorsmith.com>

**Sent:** Tuesday, July 11, 2023 3:38 PM

**To:** Sharon Smith <<u>sharon@savorsmith.com</u>>

**Subject:** Forestville Housing Element

## Dear Commissioner:

We are very concerned with the housing proposals for our area. We still feel strongly that the infrastructure should be improved before any of this is done. It is good to hear that the size of the development has been reduced and maybe it could be scaled down even more. We are a small town. We are also in a wildfire prone area. More people. More to evacuate.

Please approve the July 2023 draft of the housing element and final EIR as written by the staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Thanks, Sharon Smith and David Wakely

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: <u>troy winslow</u>

To: <u>PermitSonoma-Housing</u>

**Subject:** Proposed amendment to the general plan for APN: 130-146-003

**Date:** Wednesday, July 12, 2023 3:01:23 PM

I am writing to express my objection to the amendment of the general plan to allow up to 20 units an acre on this parcel. My objection is based on the following considerations:

- 1. This development would be inconsistent with surrounding zoning.
- 2. The parcel is outside the urban service district.
- 3. There is not an existing water system for the community of Graton.
- 4. The property is located at the intersection of Hicks Rd. and Jeannette Ave. Both streets are only 15 feet in width in most places and are in a state of substandard condition and have road services that rival the condition of Irwin lane that was the bane of the county for so many years.
- 5. As many as 60 automobiles and additional service vehicles will be using Hicks Rd. to reach Graton and Green Valley Roads. Additionally, Jeannette Ave. will be used to reach Mueller Rd as Well as Graton Rd.
- 6. Concerns for the architectural legacy that will be left for future generations if the county continues in its use of soviet and correctional style architecture to provide "affordable" housing.

Thank you for your attention to this matter.

Troy Winslow

3690 Hicks Rd. Sebastopol, Ca. 95472

From: <u>Vicki Hill</u>

To: <u>PermitSonoma-Housing</u>

Subject: Comments on Housing Element and Final EIR - Please distribute to Planning Commissioners

**Date:** Wednesday, July 12, 2023 3:34:12 PM

Attachments: VH Comments on Housing Element DEIR-2-6-23.pdf

#### Hello,

I submitted comments on the Proposed Housing Element Draft EIR, as reflected in letter #70 in the Final EIR. While I feel that the responses are not adequate, I support the County staff recommendation to remove the two Glen Ellen Village parcels (GLE-1 and GLE-2, on the corner of Arnold Drive and Carquinez) from the Housing Element inventory. As stated in my earlier comment letter, these parcels are not appropriate for the application of the Workforce Housing overlay zone. The reasons are stated in my comment letter #70 (attached).

The removal of these 2 Glen Ellen sites is noted on page 2 of the Final EIR, which states:

"Since publication of the Draft EIR, County staff developed a list of "Recommended Inventory Sites" based on public input, site-specific analysis of suitability for inclusion in the Housing Element site inventory, changes in site circumstances, and other factors. Twenty-one of the Rezoning Sites are not included in staff's list of Recommended Inventory Sites (GEY-2, GUE-1, GUE-2, GUE-3, LAR-2, LAR-5, LAR6, FOR-2, FOR-5, FOR-6, GRA-5, SAN-1, SAN-3, SAN-5, PEN-5, PET-1, PET-2, PET-3, and PET4)."

Please ensure that this recommendation is incorporated into the Housing Element. EIR Comments:

- 1. Based on my experience as a land use planner, I continue to believe that the cumulative impact analysis in the EIR is inadequate because it is based on out-of-date regional projections that do not factor in the recent large scale projects approved and proposed for the Sonoma Valley.
- 2. Response to comment 70.6 is of particular concern it dismisses the need to consider SDC in the cumulative impact analysis because the SDC project has undergone separate environmental review and "mitigated" impacts. The SDC EIR contains no mitigation measures and acknowledges that traffic impacts will be significant and unavoidable. A separate EIR does not mean that the Housing Element EIR is exempt from considering SDC in its cumulative impact analysis.
- 3. Also, the Elnoka project is dismissed by the following FEIR statement: "Additionally, the Elnoka project is located within the City of Santa Rosa, and not near any of the Rezoning Sites." This statement is incorrect. The Elnoka project relies completely on the use of Highway 12, which passes through Sonoma Valley and is the main connector. Traffic on Highway 12 WILL be affected by the cumulative development of Elnoka, SDC, Hanna, and rezone sites identified in Sonoma Valley.
- 4. Response to comment #168.2 states that the SDC project was not included in the SCTA traffic model. However, the SDC project development is now included in the proposed Housing Element, with 200 residential units in the next eight years. If it wasn't included in the modeling effort for the Housing Element EIR, it appears that the EIR did not properly evaluate this as part of the cumulative impact analysis.
- 5. Please note that the approved development area of the two SDC parcels is substantially

smaller than depicted in the Housing Element. The entire campus slated for development is 180-200 acres, not over 500 acres. This should be noted in the Housing Element. Otherwise, it is misleading.

There are numerous other incorrect and/or incomplete statements in the responses to my comment letter 70 but insufficient time for me to provide details due to the very limited time given to review the Final EIR.

I encourage you to review my concerns expressed in my earlier comment letter.

Regards,

Vicki A. Hill

Environmental Land Use Planner

3028 Warm Springs Road Glen Ellen, CA 95442 (707) 935-9496 Email: vicki_hill@comcast.net

February 6, 2023

# Please distribute copies of this letter to all concerned County staff & Decision Makers.

RE: Comments on Sonoma County Housing Element Draft EIR, specifically regarding Glen Ellen parcels, # 054-290-057 and # 054-290-084 (GLE-1 and GLE-2)

Dear PRMD Staff:

This letter contains comments regarding the Draft EIR for the Sonoma County Housing Element, including both general comments and specific concerns regarding the two properties in Glen Ellen proposed for rezoning in the draft Housing Element. The parcels are at the corner of Carquinez and Arnold Drive (Assessor Parcel # 054-290-057 and # 054-290-084, identified as GLE-1 and GLE-2 in the DEIR) and total a little less than one acre. These parcels were part of the "Rezoning Sites for Housing Project" and were included in the Draft EIR for that effort. **My comments on that previous EIR are attached and are hereby included in my comments on the Housing Element DEIR** since it appears that the Housing Element DEIR drew heavily from the Rezoning Sites for Housing DEIR. During that process, many people submitted comments with valid concerns regarding the inappropriateness of substantially upzoning these parcels (from 5 units to 22 units plus ADUs and density bonuses), which are outside of the urban growth boundary in the tiny village of Glen Ellen at an unsignalized intersection. It does not appear that previous comments were considered.

## Please consider the requests expressed in this letter and in other community comments:

- 1) Remove the two Glen Ellen parcels from the rezoning list due to significant impacts identified in the EIR and other issues stated in this letter; and/or
- 2) Consider an alternative zone district that reduces the number of allowed units on the site and does not require a minimum number of units, as required by the WH zone.

As a professional land use planner and CEQA specialist, I have determined that there are numerous inaccuracies and inadequate or missing analyses in the Housing Element DEIR. My comments address: 1) absence of analysis of the appropriateness of applying the Workforce Housing Zone district; 2) infeasible and missing mitigation measures; 3) inadequate land use

policy analysis; 4) inadequate cumulative impact analysis; and 6) lack of consideration of feasible alternatives that would reduce impacts of the proposed project.

#### **General DEIR Comments:**

- 1. Purpose and Need: There is no justification for including the Glen Ellen parcels, which are already developed. Also, up to 1000 homes have been approved a few blocks down Arnold Drive at the Sonoma Developmental Center (SDC). Glen Ellen has already absorbed many times more than its fair share of future housing whether or not the SDC development is counted towards the current RHNA.
- 2. Plan Inconsistencies: While the proposed rezoning of the Glen Ellen parcels may appear nonthreatening to those who are unfamiliar with the historic village, the rezone site represents a large part of the downtown core (which is only two blocks long) and will dramatically change it by tripling the existing number of housing units allowed. Furthermore, the Workforce Housing (WH) zone district REQUIRES a minimum number of units (16) so the property owner will have no choice but to overdevelop the property. The proposal is clearly inconsistent with the intent of the Glen Ellen policies established in the General Plan and Glen Ellen Development and Design Guidelines.
- 3. Land Use Impacts: The proposal for the two Glen Ellen parcels involves **inappropriate and** precedent-setting rezoning to a high-density zone district, which is out of scale and would result in significant adverse impacts on the small village of Glen Ellen.
- 4. Due to the Workforce Housing zone minimum development requirements (16 units minimum), the Glen Ellen parcels would have to be cleared of all vegetation, including large trees, which would render the site an eyesore and incompatible with the community character. There is no feasible way to develop a project of this density without significantly impacting community aesthetic character or conflicting with the Glen Ellen Development and Design Guidelines. The mass, scale, and building coverage required to meet the density requirements would not be flexible enough to be modified in such a way as to incorporate the siting and design features outlined in these mitigation measures. For this reason alone, an alternative lower density residential zone district should be considered.
- Cumulative Impacts: The DEIR cumulative impact analysis is flawed in that it does not consider the two massive projects in close proximity to rezoning sites in Glen Ellen and Sonoma Valley the adopted SDC Specific Plan and the Hanna Center housing, hotel, and commercial development a few miles down Arnold Drive. Also, there is the Elnoka housing project in the north Sonoma Valley. The tiny village of Glen Ellen has now been required to accommodate up to 1000 housing units and as many jobs, as part of the SDC Specific Plan (a few blocks from the Glen Ellen parcels proposed for rezoning). With the large scale SDC development, it is clear that this semi-rural area (without adequate infrastructure, transit, and jobs) has taken on more than its fair share of housing and should not be required to accommodate even more housing that will contribute to the significant traffic impacts identified for the SDC Specific Plan. The cumulative impacts are widespread throughout Sonoma Valley. Arnold Drive simply cannot handle the level of traffic that will result

from cumulative development. The planned road connection from SDC to Hwy 12 is no longer part of the Specific Plan, except for emergency access.

There is no evidence that these large-scale developments were considered in the cumulative impact analysis for transportation, land use policy consistency, GHG, visual resources, public services (water, wastewater), or wildfire evacuation and emergency response. These projects are not included in the General Plan buildout or in the MTC regional plan as they are outside urban areas and not originally slated for development.

- 5. Traffic Level of Service (LOS): Although CEQA no longer requires LOS analysis, the DEIR must consider consistency with adopted plans and policies. The existing General Plan contains LOS policies and standards, which will be violated with implementation of the Housing Element (and cumulative impacts).
- 6. ADUs: The DEIR does not consider the fact that many of the sites will qualify for the addition of ADUs.

## **Specific Comments on Draft EIR**

- Page ES-2- "The project would implement existing General Plan Policies and Programs that require the County to identify urban sites near jobs and transit which may appropriately accommodate additional housing. The project would also identify appropriate sites on which to place the WH Combining District, which would allow the development of jobs and/or housing on the same site or within walking distance from one another. The WH Combining District is an overlay added to sites with non-residential base zoning to allow for housing to be built on sites containing or adjacent to jobs." This statement points out how incompatible the proposed WH zoning is for the two parcels in Glen Ellen, which are NOT in an urban area, are not near jobs, and are not near transit. Nor is there land to develop additional jobs on the same site or within walking distance. Glen Ellen is a rural historic village, not an urban center, and it is not near any incorporated urban area.
- Page ES-2: The proposed rezoning of the Glen Ellen parcels is in conflict with Project Objective #6, which calls for new housing in urban areas near jobs, transit, and services.
- Page ES-4, Alternative 3: The two Glen Ellen parcels should be added to the list of sites removed from consideration in this alternative, based on all of the comments regarding environmental constraints and the EIR's own findings of significant impacts.
- Page 2-6, "All 59 Rezoning Sites are within General Plan-designated Urban Service Areas, and near
  incorporated areas, within voter-approved Urban Growth Boundaries." This is incorrect the GLE-1
  and GLE-2 parcels are not near incorporated areas nor are they near or within an Urban Growth
  Boundary. This incorrect assumption leads to a flawed analysis.
- Table 2-3, Proposed Land Use and Zoning Districts: Why aren't the two Glen Ellen parcels
  considered for R-2 zoning rather than the WH overlay? Clearly the WH overlay is not appropriate, as
  pointed out in my earlier comments. WH zoning is for urban areas, with nearby jobs and transit,
  neither of which exist at these sites. There is no explanation of why R-2 was not considered.
   Further, the WH zone requires a minimum development, which would more than triple the number

- of existing units on the site, with limited roadway and access functions. Please consider a less intensive zone district for these two parcels in the Final EIR.
- Table 2-4: The number of existing allowable units at the Glen Ellen parcels is incorrect in the table. There are 4 or 5 existing units, which is a reasonable number for the site and its location.
- Page 4-1: "Under the policy detailed in the Housing Element and allowed by SB 10, parcels that meet
  these criteria would be allowed to build a maximum of X du if they are between 10,000 square feet
  and 20,000 square feet in size, and a maximum of X du if they are above 20,000 square feet in size."
  What are the X values?
- Page 4-2, Cumulative: "CEQA analysis of cumulative impacts for a housing element is general in nature and considers cumulative development that could occur within the County to the extent it is reasonably foreseeable." Both the SDC Specific Plan and Hanna Center development are reasonably foreseeable projects and must be included in the cumulative impact analysis. Since neither of these major developments are mentioned in the DEIR, it appears neither were considered. The Hanna development has been in the works since 2004 and the County is well aware of it. The SDC Specific Plan process started in 2019-2020 and is now approved.
- Aesthetics, Table 4.1-6: The table lists mitigation measures that don't exist. There are only two aesthetic mitigation measures.
- Aesthetics, Impacts: Significant visual impacts are identified for the Glen Ellen parcels but no
  realistic mitigation measures are identified. Measure AES-1 calls for screening, but that is infeasible
  given the number of units that will be allowed and their proximity to public streets (Arnold Drive).
  Measures limiting building massing, staggered heights, building materials, and other design features
  should be included in the DEIR to partially reduce these significant impacts.
- Aesthetics, page 4.1-54: "... development facilitated by the project cannot be made to comply with subjective design guidelines..." Please clarify what this means and why future development is exempt from design guidelines. Also, who determines which guidelines are objective vs. subjective? This seems to dismiss all relevant County policies and provisions.
- It is not clear if the WH zone district will still require architectural review, which is critical in a place like Glen Ellen where specific design guidelines and standards are in place.
- Table 4.11-3, page 4.11-37: "This Program EIR analyzes potential transportation impacts of GLE-1 and GLE-2 in Section 4.16, Transportation. Traffic congestion is not analyzed because it may not be considered a significant impact under CEQA." This assumption and dismissal without analysis is erroneous. While it is true that the transportation analysis is no longer required to address LOS, there is still a requirement, under CEQA, to assess the proposed project's compliance with adopted land use policies. The EIR fails to assess the project's consistency with General Plan policy LU-20gg, which calls for consideration of traffic congestion.
- Table 4.11-3, Policy Consistency, page 4.11-37: There is no analysis of consistency with the Glen Ellen Development and Design Guidelines, which is required by CEQA. The table includes the following flawed statement: "The project does not propose development on these sites at this time

but rezoning to allow for medium-density residential development, and future projects would be allowed by-right and would not be subject to review under the Glen Ellen Development and Design Guidelines as discussed in Section 4.1, Aesthetics, as only objective design standards would apply." As a program EIR, under CEQA, development at these sites must be analyzed and compared to existing policies. One cannot defer analysis to some point in the future, especially since future development will be exempt from CEQA. The General Plan policies regarding Glen Ellen and the Glen Ellen Development and Design Guidelines cannot be merely dismissed. The proposed rezoning will be in direct conflict with the guidelines and General Plan policies and this should be identified as a significant impact in the EIR. Who determines whether policies are objective or subjective? The full implications of applying the WH zone district must be evaluated in light of the many policies in this document. The proposed densification of the Glen Ellen parcels is clearly in conflict with existing policies and should be identified as a significant unavoidable impact.

- Impact BIO-5, Heritage Trees: The impact statement for BIO-5 does not state what the impact is, just references county policies. Increasing the housing density on the two Glen Ellen parcels will require removal of several heritage trees. This is a significant unavoidable impact because it would be inconsistent with the County heritage tree ordinance. There is no way to avoid heritage tree removal under the densification of the parcels. There simply is not space. The DEIR defers analysis of heritage tree removal to individual projects, but individual projects will be exempt from CEQA.
- Cultural resources, page 4.5-11 "Although there are no known historical resources on the Potential Sites, 35 of the sites contain buildings and/or structures that are over 45 years of age and may not have been evaluated previously for historical resources eligibility (Table 4.5-1 above)." I believe the historic structure on GLE-1 has been documented. It may be the oldest commercial structure in downtown Glen Ellen. This resource and its historic setting would be significantly impacted by redevelopment of GLE-1 and -2 allowed by the WH zone district. The EIR must address this historic resource in more detail. With the rezoning, there is no possible way to protect this resource.
- Land use section (and elsewhere) There is no real analysis of the appropriateness of applying the Workforce Housing (WH) zone district to Glen Ellen's two-block long village. I am in full support of housing, especially affordable housing, but housing must be placed in an appropriate location that meets the needs of residents and does not further contribute to sprawl and associated impacts. There are county policies regarding city-centered growth, to discourage sprawl, reduce vehicle trips, and ensure that new residents have adequate access to services and jobs. The WH zone was intended for urban areas where jobs are available. Glen Ellen is not within an urban growth boundary, transit is all but non-existent, and there's no job center. This significant impact must be disclosed in the EIR, as applying the WH zone is inconsistent with the zone district's stated intent and inconsistent with other land use policies. Applying this zone in the village of Glen Ellen completely ignores the many policies in place to ensure good planning and protect land use integrity.
- Land use section The Draft EIR fails to address the following policies. The WH ordinance requires that:
  - "(d) The proposed rezoning is consistent with the overall goals, objectives, policies, and programs of the General Plan and any applicable Area or Specific Plans as amended from time to time."

This zone district is not consistent with the General Plan provisions for Glen Ellen. Sonoma County General Plan Policy 20i requires that new uses in the Glen Ellen area meet the following criteria:

- 1. The size, scale, and intensity of the use is consistent and compatible with the character of the local community,
- 2. Capacities of public services are adequate to accommodate the use and maintain an acceptable level of service,
- 3. Design and siting are compatible with the scenic qualities and local area development guidelines of the local area.

There are clear inconsistencies with bullets 1 and 3 above, as the zone district is not compatible with the local community, nor is it compatible with the scenic qualities or local development guidelines.

- Land use section, page 4.11-43 "Cumulative development, listed in Table 3-1 in Section 3, Environmental Setting, would be required to meet current applicable design standards and would undergo environmental review, including consideration of whether the projects would physically divide an established community." This is completely inadequate. The whole purpose of conducting a cumulative impact analysis is to determine whether other projects would create substantial impacts and whether the proposed rezoning would substantially contribute to those cumulative impacts. The EIR cannot postpone this analysis to some future time.
- Land Use: The density (22 homes plus ADUs plus density bonuses) would result in buildings with such a large mass and lot coverage that it would be completely out of scale and dramatically change the small village. There is no feasible mitigation for this impact. A previous proposal for the Glen Ellen parcels (for 15 units) was rejected by the Design Review Board because of the mass and scale issue. It's not possible to fit 22 homes onto the property without creating significant impacts. Furthermore, the WH zone district requires a minimum development density, which would be 16 units on the Glen Ellen site (composed of the 2 parcels). Therefore, the property owner couldn't redevelop with fewer units than that. There is no place in downtown Glen Ellen where housing density is the same as density allowed by the WH zone. For a larger urban area, the change would not be that significant. However, for the small Glen Ellen village, it represents a substantial increase in density. This is further exacerbated by the fact that the property across the street has already been redeveloped with 8 residential units and two more ADUs a substantial change to the village.
- The DEIR states that design review approval will still be required for all multi-family or mixed-use housing development of more than three units. Design review is limited to building and site design, architecture, colors, lighting, signs, landscaping and other design-related issues, not consideration of density and intensity of development and associated impacts. Once the rezoning is approved, properties may move forward with ministerial permits for increased housing. As part of the EIR, the County needs to address how future redevelopment allowed by the WH zone complies with General Plan policies/guidelines to protect Glen Ellen's semi-rural character.
- It appears that the Glen Ellen properties were included in the rezoning merely because the property owner had already applied for the WH zone. There is no evidence of an independent analysis of the appropriateness of this zone district for this site.

- Project Alternatives Despite previous requests (in comments on the Rezoning for Housing DEIR) to
  look at alternative zone districts for the Glen Ellen parcels that would still increase the amount of
  housing but be more consistent with the existing surrounding land uses, the EIR does not consider
  other zone districts. This could be corrected in the Final EIR, as a means to reduce impacts related
  to traffic, aesthetics, land use inconsistencies, historic resources, and fire risk.
- Growth Inducement Applying the Workforce Housing Combining Zone in an area outside of an
  Urban Growth Boundary will set a significant growth-inducing precedent for future projects in
  downtown Glen Ellen. This impact has not been evaluated in the Draft EIR.

With the devastating loss of established neighborhoods during the 2017 fires, it is more important than ever to not overtax our rural infrastructure and resources. It is not understandable why the County would pursue rezoning this developed site in light of valid concerns expressed by the community. Please do not do any further damage to this rural area by upzoning these parcels. Tripling or quadrupling the number of housing units on this site will only add to the significant impacts caused by implementation of the SDC Specific Plan.

Please feel free to contact me if you have any questions or would like to discuss my comments.

Regards,

Vicki A. Hill, MPA

**Environmental Land Use Planner** 

icki X Hill

# ATTACHMENT 1 PREVIOUS COMMENT LETTER ON REZONING SITES FOR HOUSING DEIR

Vicki A. Hill, MPA Environmental Planning

> 3028 Warm Springs Road Glen Ellen, CA 95442 (707) 935-9496 Email: vicki hill@comcast.net

June 17, 2021

Please distribute copies of this letter to all concerned County staff members.

RE: Comments on Sonoma County "Rezoning Sites for Housing Project" Draft EIR, regarding Glen Ellen parcels, # 054-290-057 and # 054-290-084 (GLE-1 and GLE-2)

Dear PRMD Staff:

This letter contains comments regarding the Draft EIR for the Sonoma County proposed Rezoning Sites for Housing Project, specifically regarding the two properties in Glen Ellen at the corner of Carquinez and Arnold Drive (parcels GLE-1 and GLE-2 on the County rezone map). As a professional land use planner and CEQA specialist, I have reviewed the above referenced Draft EIR and have determined that there are numerous inaccuracies and inadequate or missing analyses. My comments address: 1) absence of analysis of the appropriateness of applying the Workforce Housing Zone district; 2) infeasible mitigation measures; 3) inadequate land use policy analysis; 4) inadequate cumulative impact analysis; 5) insufficient analysis of significant environmental and land use policy impacts; and 6) lack of consideration of alternatives.

In my professional opinion, the proposal for these two parcels in Glen Ellen involves inappropriate and precedent-setting rezoning to a potential high-density zone district, which is out of scale and has the potential to result in significant adverse impacts on the small village of Glen Ellen.

Based on previous comments and comments presented below, I hereby request that the County remove the two Glen Ellen parcels from rezoning consideration, given potential environmental effects, other housing being developed, and the large amount of housing that will be included in the SDC Specific Plan less than a mile away.

#### **Specific Comments on Draft EIR**

- Page ES-1 "Potential Sites are within Urban Growth Boundaries, near incorporated areas located in Geyserville, Guerneville, Larkfield, Forestville, Graton, Santa Rosa, Glen Ellen, Agua Caliente, Penngrove, Petaluma, and Sonoma." This statement is incorrect and misleading. Glen Ellen is not within an urban growth boundary and it's unlikely that sites in some of the other small unincorporated towns are within urban growth boundaries. Furthermore, Glen Ellen is not near an incorporated area. This points out the misunderstanding that somehow Glen Ellen is an urban area suitable for workforce housing.
- Page 2-1 "All Potential Sites are within General Plan-designated Urban Service Areas, and near
  incorporated areas, within voter-approved Urban Growth Boundaries." As commented above, this
  statement is incorrect and misleading, making the reader think that Glen Ellen is near an
  incorporated area and within an Urban Growth Boundary. This incorrect assumption provides the
  basis for an incomplete and inaccurate analysis of land use policy consistency issues.
- Page 2-18, Criteria for including sites in the proposed rezoning: "In addition to these criteria, the
  General Plan sets forth additional criteria to be used in considering which sites to rezone for housing
  (Housing Element Policy HE-2f and Programs 11 and 20). These factors include proximity to jobs,
  transit, services, and schools." Clearly the GLE-1 and -2 parcels are not consistent with this General
  Plan policy because they are not in close proximity to jobs, transit, or services.
- Aesthetics, page 4.1-59, Impact AES-3: "INDIVIDUAL PROJECTS IMPLEMENTED ON POTENTIAL SITES HAVE THE POTENTIAL TO ADVERSELY AFFECT PUBLIC VIEWS AND COMMUNITY AESTHETIC CHARACTER. IN URBANIZED AREAS, THE PROJECT WOULD CONFLICT WITH REGULATIONS THAT GOVERN DEVELOPMENT DESIGN STANDARDS. IMPACTS WOULD BE LESS THAN SIGNIFICANT WITH MITIGATION MEASURES INCORPORATED." The mitigation measures listed in the Draft EIR are either infeasible or would not reduce impacts to a level that is less than significant. Mitigation measure AES-1, Project Design Constraints, and AES-2, Structure Envelope Constraints, are not feasible because of the small parcel size, existing historic resources, and Workforce Housing zone minimum development requirements (16 units minimum). The property would have to be cleared of all vegetation, including large trees, which would render the site an eyesore and incompatible with the community character. There is no feasible way to develop a project of this density without significantly impacting community aesthetic character or conflicting with the Glen Ellen Development and Design Guidelines. The mass, scale, and building coverage required to meet the density requirements would not be flexible enough to be modified in such a way as to incorporate the siting and design features outlined in these mitigation measures.
- Cultural resources, page 4.5-11 "Although there are no known historical resources on the Potential Sites, 35 of the sites contain buildings and/or structures that are over 45 years of age and may not have been evaluated previously for historical resources eligibility (Table 4.5-1 above)." I believe the historic structure on GLE-1 has been documented. It may be the oldest commercial structure in downtown Glen Ellen. This resource and its historic setting would be significantly impacted by redevelopment of GLE-1 and -2 allowed by the WH zone district.
- Hazards, page 4.9-12 "Impact HAZ-4 DEVELOPMENT FACILITATED BY THE PROJECT WOULD NOT RESULT IN ANY PHYSICAL CHANGES THAT COULD INTERFERE WITH OR IMPAIR EMERGENCY RESPONSE OR EVACUATION. THEREFORE, THE PROJECT WOULD NOT RESULT IN INTERFERENCE

WITH THESE TYPES OF ADOPTED PLANS. IMPACTS WOULD BE LESS THAN SIGNIFICANT." This finding that the impact is less than significant is flawed. The proposed rezoning will result in an increased number of people and vehicles in high fire hazard areas, which will impede emergency response in the event of a catastrophe such as wildfire. During recent fire evacuations, Arnold Drive and Highway 12 were severely impacted by Oakmont, Kenwood, and Glen Ellen residents fleeing the fire. People sat in their cars for hours, waiting to get out. Increasing housing density in these high-risk areas will exacerbate the emergency response impact.

- Land use section (and elsewhere) There is no real analysis of the appropriateness of applying the Workforce Housing (WH) zone district to Glen Ellen's 2 block long village. I am in full support of housing, especially affordable housing, but housing must be placed in an appropriate location that meets the needs of residents and does not further contribute to sprawl and associated impacts. There are county policies regarding city-centered growth, to discourage sprawl, reduce vehicle trips, and ensure that new residents have adequate access to services and jobs. The WH zone was intended for urban areas where jobs are available. Glen Ellen is not within an urban growth boundary, transit is all but non-existent, and there's no job center. This significant impact must be disclosed in the EIR, as applying the WH zone is inconsistent with the zone district's stated intent and inconsistent with other land use policies. Applying this zone in the village of Glen Ellen completely ignores the many policies in place to ensure good planning and protect land use integrity.
- Land use section 4.11, setting subsection In the setting section, there is no description of the Glen Ellen Development and Design Guidelines other than a passing reference in one of the General Plan policies. This important land use document should be described, with a clear presentation of its purpose and intent.
- Land use section 4.11, impacts subsection The Draft EIR fails to address consistency with the Glen Ellen Development and Design Guidelines in the impacts section. This consistency analysis is required by CEQA. It cannot be postponed until a specific project is proposed for the site. The full implications of applying the WH zone district must be evaluated in light of the many policies in this document. The proposed densification of the Glen Ellen parcels is clearly in conflict with the Glen Ellen Development and Design Guidelines and should be identified as a significant unavoidable impact.
- Land use section, page 4.11-38 One of the considerations, as outlined in General Plan policy LU-20gg, requires evaluation of "the compatibility of rural development with protection of agriculture, scenic landscapes, and resources." The Draft EIR fails to analyze consistency with this provision. Instead, the Draft EIR states: "The project does not propose development on these sites at this time but rezoning to allow for medium-density residential development. Future projects on these sites would be required to comply with the County Code and Glen Ellen Development and Design Guidelines, and compliance would be evaluated by the County during the project application and approval process." This statement represents postponing the analysis to a later time, which is not adequate under CEQA. There will be no subsequent discretionary analysis, as future projects will be ministerial and exempt from CEQA, according to the Draft EIR. No public decisionmaker hearing would be required and the public would have no real opportunity to weigh in on property proposals. Given the density allowed/required, one cannot assume that future projects will comply with General Plan policies and the Glen Ellen Development and Design Guidelines. The consistency analysis needs to be conducted for the current EIR, not delayed. The EIR must evaluate the full

buildout potential (including density bonuses, ADUs, etc.) that the Workforce Housing zone district will allow. The EIR needs to address how this buildout under the WH zone does or does not comply with specific growth policies and policies/guidelines to protect Glen Ellen's semi-rural character. The aesthetics analysis states that impacts are significant, but mitigable. As I described above, these mitigation measures are not feasible for the Glen Ellen parcels due to location, density, etc. Therefore, this land use conflict is a significant unavoidable impact.

- Land use section The Draft EIR fails to address the following policies. The WH ordinance requires that:
  - "(d) The proposed rezoning is consistent with the overall goals, objectives, policies, and programs of the General Plan and any applicable Area or Specific Plans as amended from time to time."

This zone district is not consistent with the General Plan provisions for Glen Ellen. Sonoma County General Plan Policy 20i requires that new uses in the Glen Ellen area meet the following criteria:

- 4. The size, scale, and intensity of the use is consistent and compatible with the character of the local community,
- 5. Capacities of public services are adequate to accommodate the use and maintain an acceptable level of service,
- 6. Design and siting are compatible with the scenic qualities and local area development guidelines of the local area.

There are clear inconsistencies with bullets 1 and 3 above, as the zone district is not compatible with the local community, nor is it compatible with the scenic qualities or local development guidelines.

- Land use section, page 4.11-43 "Cumulative development, listed in Table 3-1 in Section 3, Environmental Setting, would be required to meet current applicable design standards and would undergo environmental review, including consideration of whether the projects would physically divide an established community." This is completely inadequate. The whole purpose of conducting a cumulative impact analysis is to determine whether other projects would create substantial impacts and whether the proposed rezoning would substantially contribute to those cumulative impacts. The EIR cannot postpone this analysis to some future time.
- Land use policy consistency analysis In addition to inconsistencies with growth policies and the intent/purpose of the zone district, the very nature of the WH district is clearly in direct conflict with General Plan polices and the local Glen Ellen Development and Design Guidelines regarding density, mass, and scale. At a density of 24 units per acre, the proposed Workforce Housing would allow 22 units on the Glen Ellen property that is just under one acre (0.85 acre), representing a substantially increased density. The WH Combining Zone also provides for additional density allowed under the County's density bonus programs for affordable units.

The WH zone would quadruple the existing onsite density of 5 units. This density is not consistent with the limited roadway network and fire risk. Please note that over 180 homes in Glen Ellen burned in the 2017 fires; the only reason the village was spared was because of some brave local volunteers.

The density would result in buildings with such a large mass and lot coverage that it would be completely out of scale and dramatically change the small village. There is no feasible mitigation for

this impact. A previous proposal for the Glen Ellen parcels (for 15 units) was rejected by the Design Review Board because of the mass and scale issue. It's not possible to fit 22 homes onto the property without creating significant impacts. Furthermore, the WH zone district requires a **minimum** development density, which would be 16 units on the Glen Ellen site (composed of the 2 parcels). Therefore, the property owner couldn't redevelop with fewer units than that. There is no place in downtown Glen Ellen where housing density is close to density allowed by the WH zone. For a larger urban area, the change would not be that significant. However, for the small Glen Ellen village, it represents a substantial increase in density. This is further exacerbated by the fact that the property across the street has already been redeveloped with 8 residential units and two more ADUs are now proposed there - a major change to the downtown.

Rather than conducting this important policy consistency analysis now, the EIR assumes that future projects will comply with policies. However, as noted above, future projects will be ministerial with no CEQA required so there will be very little review. The Draft EIR states that design review approval will still be required for all multi-family or mixed-use housing development of more than three units. Design review is limited to building and site design, architecture, colors, lighting, signs, landscaping and other design-related issues, **not consideration of density and intensity of development and associated impacts.** Once the rezoning is approved, properties may move forward with ministerial permits for increased housing. As part of the EIR, the County needs to address how future redevelopment allowed by the WH zone complies with policies/guidelines to protect Glen Ellen's semi-rural character.

- It appears that the Glen Ellen properties were included in the rezoning merely because the property owner had already applied for the WH zone. There is no evidence of an independent analysis of the appropriateness of this zone district for this site.
- Project Alternatives Despite requests in my scoping comments to look at alternative zone districts
  for the Glen Ellen parcels that would still increase the amount of housing but be more consistent
  with the existing surrounding land uses, the EIR does not consider other zone districts. This could be
  corrected in the Final EIR, as a means to reduce impacts related to traffic, aesthetics, land use
  inconsistencies, historic resources, and fire risk.
- Cumulative Impact Analysis The cumulative impact analysis is inadequate, especially given the
  planned redevelopment of the Sonoma Developmental Center, which is required by State law to
  have a substantial housing component. Again, the County is postponing analysis that should be
  conducted now.
- Growth Inducement Applying the Workforce Housing Combining Zone in an area outside of an Urban Growth Boundary will set a significant growth-inducing precedent for future projects in downtown Glen Ellen. This impact has not been evaluated in the Draft EIR.
- History of concerns regarding GLE-1 and -2 Over the past several years, the GLE-1 and -2 property owner has attempted to redevelop the property at a higher density than is currently allowed. Dozens of community members submitted comments opposing the increased density on the site, referencing serious environmental concerns. It does not appear that these previous comments were considered when the County chose to include these parcels in the rezoning proposal nor were they considered when preparing the EIR.

My scoping comments requested inclusion of all of the previous comments, as well as comments made to the SVCAC in March 2019 regarding this property.

While this proposal may appear nonthreatening to those who are unfamiliar with Glen Ellen, the rezone site represents a large part of the downtown core (which is only two blocks long) and will dramatically change our village. It is disheartening to see a proposal that is **clearly inconsistent with the intent of the Glen Ellen policies established in the General Plan and Glen Ellen Development and Design Guidelines**. With the devastating loss of established neighborhoods during the 2017 fires, it is more important than ever to not overtax our rural infrastructure and to protect the small town feel that the community values so much. It is not understandable why the County would pursue rezoning this developed site in light of valid concerns expressed by the community.

Please feel free to contact me if you have any questions or would like to discuss my comments.

Regards,

Vicki A. Hill, MPA

licki X Hill

From: Woody Scal
To: PlanningAgency

**Subject:** Public Comment July 13 Hearing, Agenda Item 1

**Date:** Wednesday, July 12, 2023 4:34:45 PM

I am a 20 year resident of Carriger Road in Sonoma and a member of the neighborhood group Preserve Carriger. I am writing to voice my concerns and register my opposition to the following components of the Housing Element Update package:

- Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment)
- 2. Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
- 3. Amendments to zoning on up to 55 sites to allow increased residential development
- Amendments to text of Sonoma County Code Chapter 26 (Zoning Code)
  making limited technical corrections needed at adoption of the 6th Cycle
  Housing Element

In particular, I object to the inclusion of the Hanna parcel in the Housing Element because that issue was never properly presented to the public and has not been fully vetted. Specifically:

- In Paragraph 2.6.3, the Housing Element Update Draft EIR mentions 79 sites in Sonoma County that would satisfy the state imposed RHNA.
   Four of the 79 sites in the Housing Element Update Draft EIR are in the area called Agua Caliente. None of the four are the Hanna site. I have been unable to identify any mention of the Hanna site or project in the Draft EIR.
- The Housing Element Review Draft (December 2022) also does not mention the Hanna site or project and states that Area 9 (Sonoma Valley) has a total Realistic Unit Capacity of 280 units.
- It is completely unfair to place the majority of the RHNA burden on Sonoma Valley, forever altering life for residents there. Hanna represents 668 of the 1,253 or 52.9% of the County "Pipeline." Sonoma Valley Projects including Hanna represent 868 or 68.7% of the Pipeline. While this might be the most expedient resolution for the Planning Commission and the Board of Supervisors, it is unfair to the residents of the entire County.

Sonoma Valley has insufficient infrastructure, jobs and services to accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element

Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are twolane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. Seniors are the highest riskgroup during fire evacuation, yet the Hanna site is being considered for a senior living facility.

There is extremely limited public transportation to the Hanna site.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Thank you for your careful consideration of this matter.

**Edward Scal** 

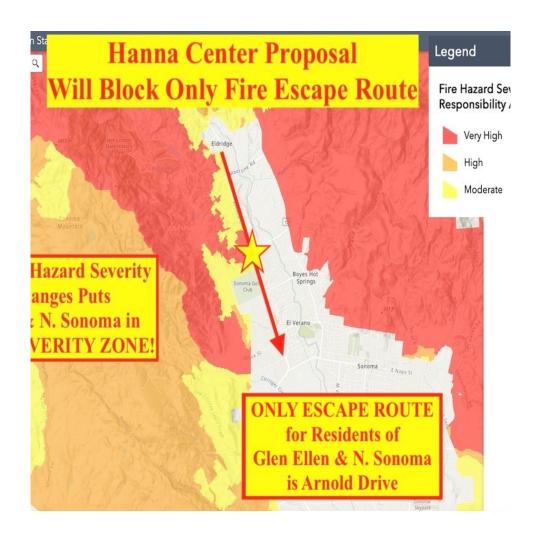
From: Bix Weir
To: PlanningAgency

**Subject:** I would like to submit the latest Cal Fire Severity Zone map into the record for tonight"s meeting

**Date:** Thursday, July 13, 2023 7:52:17 AM

# THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.



Fears Greg Carr cGreg Carrigionoma-county orgo Sent: Wednesday, July 12, 2023 8:42 PM To: Scott Orr Scott Omiljonoma-county orgo

Franc DAN NORTHERN educarhers disbusiobal nep

ent: Wednesday, July 12, 2023 6:20 PM la: Greg Carr «<u>Gree Carrellsonoma county one</u>»; Califia shiper: Support for July 2023 Mousine Clamant and Cl

### FROM: Sandra Farkas, 6845 Giusti Rd., Forestville, CA

For submission to the Sonoma County Planning Commission public hearing taking place July 13, 2023.

SUBJECT: Possible rezoning of FOR-2 6898 Nolan Road APN 083-120-062

from existing UR2 (2 dwelling units per acre) to proposed UR20 (20 " " " " ")

I am relieved for the time being to learn of the latest draft to reduce the number of proposed new housing units from 635 to approx. 161, and the proposed increase in population from 1652 to approx. 402.

This is an improvement and less drastic, and as such, at this time I support, albeit with reservations, approval of the July 2023 Draft of the Housing Element and Final EIR as written by Planning Commission.

However, I would like to at the same time communicate that, going forward, I would urge no change in the current zoning of UR2 for FCR-2 parcel. When I bought my property on Giusti Rd. 35 years ago in this UR2 zone, I never anticipated that FCR-2 could be arbitrarily rezoned in a way that would drastically affect the quality of living on adjacent properties as well as cause significant decline in property values.

In closing, I wish to express my appreciation and thanks to Commission staff and Supervisor Hopkins for their diligent efforts to address the concerns of residents in this matter, as unfolded at the Forestville Town Hall meeting on April 20, 2023, and thereafter.

From: Scott Orr
To: PlanningAgency

**Subject:** FW: sonoma county housing **Date:** Thursday, July 13, 2023 8:04:56 AM

#### Scott

From: Greg Carr < Greg. Carr@sonoma-county.org>

**Sent:** Tuesday, July 11, 2023 2:44 PM

To: Scott Orr <Scott.Orr@sonoma-county.org>

**Subject:** Fw: sonoma county housing

fyi

**From:** Jacqueline Keywood < <u>ikeywood@gmail.com</u>>

Sent: Tuesday, July 11, 2023 2:00 PM

**To:** Greg Carr < <u>Greg.Carr@sonoma-county.org</u>>

Subject: re: sonoma county housing

## **EXTERNAL**

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the For-1, For-5 and For-6 sites. Thank you.

Jacqueline Keywood 707-481-1139

"It is only in the heart that one can see rightly, what is essential is invisible to the eye".

Antoine de-Sainte Exupery, from The Little Prince

From: Scott Orr
To: PlanningAgency

**Subject:** FW: July 2023 Draft of the Housing Element and Final EIR

**Date:** Thursday, July 13, 2023 8:05:02 AM

#### Scott

From: Greg Carr < Greg. Carr@sonoma-county.org>

**Sent:** Tuesday, July 11, 2023 2:45 PM

To: Scott Orr <Scott.Orr@sonoma-county.org>

Subject: Fw: July 2023 Draft of the Housing Element and Final EIR

fyi

**From:** Kon Zaharoff < konzaharoff@comcast.net >

Sent: Tuesday, July 11, 2023 8:57 AM

**To:** Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>; Pat Gilardi <<u>Pat.Gilardi@sonoma-county.org</u>>;

<u>county.org</u>>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>; Jacquelynne Ocana

<<u>Jacquelynne.Ocana@sonoma-county.org</u>>; Kevin Deas <<u>Kevin.Deas@sonoma-county.org</u>>; Shaun

McCaffery < Shaun. McCaffery@sonoma-county.org>; Eric Koenigshofer

<<u>Eric.Koenigshofer@sonoma-county.org</u>>

**Subject:** July 2023 Draft of the Housing Element and Final EIR

Dear Planning Commissioners,

I am a resident of Forestville and have reviewed the subject documents. The changes and improvements made are consistent with the majority of comments made by county residents. Therefore we find the subject draft acceptable for advancement for your and our County Supervisors' consideration.

Please approve the July 2023 Draft of the Housing Element and Final EIR as written by Staff including the removal of the FOR-2, FOR-5 and FOR-6 sites.

Your truly, Konstantin Zaharoff

# 6875 Nolan Rd Forestville, CA 95436

From: Stephen Kyle
To: PlanningAgency
Subject: Hanna project

**Date:** Thursday, July 13, 2023 6:21:12 AM

### **EXTERNAL**

## DO NOT GIVE THE HANNA PROJECT A GREEN LIGHT.

There needs to be a lot more work done on how your actions today will change Sonoma FOREVER.

Since you sit at the pleasure of the people of Sonoma, LISTEN TO WHAT WE ARE SAVING and not the promoters and developers.

Thank you,

Stephen Kyle

## THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Adelle K

To: <u>PermitSonoma-Housing</u>

**Subject:** Plans for new housing near Graton **Date:** Plans for new housing near Graton Thursday, July 13, 2023 7:56:03 AM

## To Whom it May Concern:

I just was made aware of the 2 high density housing projects proposed near Graton. I live in this area and it is a very low water district. A marijuana grow was also just approved off Green Valley Road, which is where my husband and I live. We are limited in drilling any new wells at the same time developments are being planned that could seriously impact the water available to wells in my area. I think you should limit housing to cities where water is provided and there will be no impact on the groundwater.

Thank you Adelle Kohl and Timothy J. Smith MD

From: <u>Davida Brookfield</u>
To: <u>PlanningAgency</u>

Cc: Lynda Hopkins; PermitSonoma-Housing

Subject: Planning Commission to Consider Sonoma County Housing Element 7/13/23 (COMMENT) EIR FOR-4

**Date:** Wednesday, July 12, 2023 5:29:34 PM

Corey and Davida Brookfield 6000 Travis Road Forestville, Ca 95436 EIR FOR-4 comments

### Hello!

Our property is located at 6000 Travis Road, it shares the eastern border of 6325 Van Keppel Rd, referred to in the EIR

impact report as zone **FOR-4** and is the general topic of this email.

We have lived next door to this property for 61 years. **FOR-4** 6325 Van Keppel is the top one-third portion of two former properties, one 6 acres and the other approx. 4 acres. The bottom two thirds of those sites were sold to the Forestville Elementary School and later became the soccer field and Multipurpose building and student drop off area. Before the soccer field was developed in the 70's there was a creek that ran from Van Keppel Road area through the school, below the Electro Vector property and then under a wooden bridge. This area is now the bus and student drop off. This creek now flows to a large underground tile which then runs under Sonoma-Cutrer's vineyard property and then to the Hwy 116 under crossing.

I/we bring this to your attention because this creek and the associated 6325 Property (FOR-4) have historically been a wildlife corridor. It has allowed a wildlife path from Anderson Road, Orchard Lane, Van Keppel area and also from the higher areas of the old Travis Ranch (now Sonoma-Cutrer Vineyard).

From the 6325 Van Keppel (FOR-4) property over a period of 61 years I/We have witnessed the following animals that will be listed at the end of email; who visit; reproduce and live both on that property, my property and many of the neighboring properties. We keep 4.5 of our 6 acres in a natural state to benefit animals, birds etc. because they have been continually pushed out of their environment by both increased building and vineyard development.

There is a natural microclimate that exists which follows these old creeks and drainages. It gets fog when other areas are clear and there is a noticeable 5 degree average temp in this area crossing our property. It gets more frost and stays green longer than surrounding areas. We feel this is why wildlife flourishes here. There are less and less pieces of flat land left with grasses, trees and natural vegetation. We are very mindful of fire danger and we rotate pasture areas that we keep mowed, allowing for nesting birds in the spring and deer to bed down as well. The 6325 property owner has also been equally environmentally conscious over time. It is a huge effort and very expensive for all of us in the area, but I/we feel it is worth the time and physical effort.

The 6325 (FOR-4) property, my property and others in the general area which are mostly in a

natural state (referred to as "undeveloped" in the EIR documentation, provides an environmental benefit, to help stem Global Warming, provide habitat and slow the runoff during winter storms, reduce the number of flash floods closing Hwy 116 near Packing House Road. These floods have steadily increased over the years due to loss of open "undeveloped" land. The 6325 property (FOR-4) and my property border one half the Elementary School which in my opinion is a benefit to protecting an otherwise open campus from trespassers and random strangers. On a few occasions we have alerted the school regarding undesirable visitors and potential vandalism.

Currently it is very dark in our area. Wildlife needs the dark for their protection. Wildlife follow's creeks overgrown areas, bramble patches and tree lines. They don't like paved parking areas, security lighting or traffic.

I/We are not against growth in Forestville, we just feel there is a better way to handle it other than High Density Buildings that were designed for a completely different housing environment. I/we won't go into all the reasons this makes poor sense plus I am sure other Forestville Residents have already done so. WE encourage you all to consider the wildlife that lives here, and the unintended effect it will evidently have on their future survival .

These are my observations garnered over the last 61 years in the hopes it aids you all to make a sensible decision about FOR-4 and how it will also impact the local Forestville area as well.

It would break my/our hearts to see FOR-4 (6325 Van Keppel Rd) lost to high density housing and remove one of the remaining paths for local wildlife to live, reproduce, and maintain their presence here in the Forestville Area. We can move away if we so desire but the wildlife and environment are in all your hands.

Below is a list of wildlife over the years for FOR-4 and other bordering properties:

It provides a home and corridor for the following:

**Covote (visit) Bobcats (visit reproduce)** skunks (live and reproduce) foxes (live and or reproduce) cottontail rabbits (live and reproduce) Deer (visit reproduce live) possum Racoons wood rats hawks owls and other raptors like redtail hawks red shoulder hawks Kites **Coopers Hawks** Geese (Visit) Blue Heron (Visit)* **Great White egret (visit)* Great Horned owls (hunt nightly)** ducks (visit wet years only)*

# a multitude of songbirds, quail, pheasant Insects including pollinating bees, ladybugs and beetles

*6000 Travis road recieved 45.91 inches of rain since Jan 1st 2023

Thank you for your consideration and allowing us to comment on these concerns,

Sincerely, Corey and Davida Brookfield

From: Debbie Walhof
To: PermitSonoma-Housing

Subject: hicks road

**Date:** Thursday, July 13, 2023 9:17:58 AM

To Whom it may concern

I understand the need for affordable housing.

It is important not to create problems by trying to solve problems.

Small parcels in the unincorporated areas of Sebastopol do NOT have the infrastructure to support different zoning that increases the population.

The roads, sewage etc. Wells are already dry. We are all on wells, and are roads are crumbling.

If you want to make a change perhaps permitting tiny homes that homeowners in this area can rent out on their property at a lower than market rent.

I implore you to be thoughtful and not destroy or compound problems in order to be compliant with a decision that does not take city design and sustainability into account.

respectfully Debra Walhof

From: **Diane Martin** 

PermitSonoma-Housing To: Subject: Guerneville 83 units

Wednesday, July 12, 2023 8:38:27 PM Date:

#### **EXTERNAL**

To Whom It May Concern re the proposed 83 units in Guerneville:

It can't concern you nearly as much as it does me, because I live right next to where those 83 units are proposed and are you aware we are having a hard time getting fire insurance in this area already? Apparently the insurance industry is more worried about Guernevillians than you are.

Guerneville is a small town built in the hills and trees of a riparian valley and my house, as are many, is less than 3 miles from wild forest. This puts us at extreme risk for wildfires, which have caused us to be evacuated twice in the recent past. The last time we evacuated, the fire was as close as two miles from where you want to build these units and I can tell you that 83 (or more) extra vehicles on that road will mean none of us get out in any necessary hurry.

Traffic was backed up until past Forestville, last time. We could have been killed then if the fire had been in a hurry. The casualties would be worse than any we have seen so far. And guess what—we have to evacuate in the case of floods, also, and in that case, Armstrong Woods Road is flooded and the only way out is over Rio Nido road which only works until Rio Nido is flooded, and Sweetwater Springs road, which had buckled the last time my son tried to escape that way. No way can these one lane roads handle the traffic already here, let alone 83 more vehicles having to escape the neighborhood.

These risks are not going to go away, they are projected to get worse in the future.

People need homes desperately, but not homes that may condemn them to death.

Guerneville has only low paying seasonal employment, limited shopping, limited public transportation, limited health services, limited infrastructure (think water, sewage), and is incredibly environmentally sensitive.

Take these 83 units somewhere else and believe me, this is not NIMBY. I am worried for my safety and that of everyone else.

Thank you.

Diane Martin 16393 Melody Lane Guerneville, CA 95446

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: Patty Moore

To: PermitSonoma-Housing; kim@sonomavalleycollaborative.org

Subject: Support for Sonoma Valley Collaborative recommendations

**Date:** Wednesday, July 12, 2023 6:28:57 PM

Dear Permit Sonoma staff and consultants to the Housing Element,

As a business owner and home owner in Sonoma Valley, I strongly support the following public recommendations made by Sonoma Valley Collaborative:

There are many good proposed actions in the Draft, but as a whole it is not strong enough or innovative enough to respond to the crushing housing affordability crisis we face in Sonoma County. We need a Housing Element that courageously tackles the evidence of this crisis: Permit Sonoma's own public engagement, the census, the Portrait of Sonoma County, the cascading closures of local businesses, and the heart-breaking housing struggles related by residents.

Facing the demographic evidence of Sonoma County losing so many of the people who make our County thrive, it's clear we need a Housing Element that forcefully changes our course. The Draft is not there yet. HCD also asks the County to "go beyond status quo."

Most importantly, the Draft omits an entire category of proven housing policies that help keep renters in their homes. We agree with Table 2 in the Draft, that "Displacement of residents due to economic pressures" is the highest priority factor that contributes to Sonoma County's fair housing issues. But Program 5, supposedly designed to prevent displacement, is inadequate. Its emphasis on housing production is misguided. Sonoma County can't rely solely on housing production, on meeting the RHNA, to stop our hemorrhaging losses of workers, families, seniors, and so many others. We must also protect people from losing their existing affordable homes, after which many leave the County.

### Program 5: Displacement Avoidance

Sonoma Valley Collaborative asks that these policies be added to Program 5 or elsewhere: rent stabilization (not rent control or a rent cap), which limits rent increases to a percentage of inflation

just-cause eviction policy, which protects tenants from being evicted unless there's a specific justification, such as nonpayment of rent.

a rental registry, so that Sonoma County can track affordability, displacement, habitability, evictions, and other trends

Rent stabilization and/or just-cause protections exist in over 30 California cities and counties and have a track record of success.

## Program 8: Protect Residential Lands and Units

Our members want faster, more vigorous action to reduce the number of vacation rentals and empty homes. Having over 10% of homes be unavailable to residents is not acceptable. We ask that the timeline in 8b for presenting policy options to the Board be accelerated to the end of 2024, not 2025.

## Program 3: Protections for Mobile Home Parks

Mobile homes are a major source of unsubsidized affordable housing in Sonoma Valley and county-wide. On July 11, the Board of Supervisors directed staff to prepare for a Board item to amend the MHRSO on August 15, 2023. We ask that Action 3a be changed from "Continue to implement" the existing ordinance (which allows an annual space rent increase of 100% of the change in the Bay Area CPI, or 6%, whichever is less) to "Amend the Mobilehome Rent Stabilization Ordinance to limit space rent increases to no more than 4%, or 70% of the change in CPI (whichever is less)." The timeline for adopting the amendment should be mid-2024.

## Program 15: Review and Update Zoning Code and General Plan

We ask that you add an ordinance to Program 15 creating a senior housing overlay district that would prevent designated senior mobilehome parks from being converted to all-ages parks. This will protect affordable housing options for seniors in the County and stop erosion of affordability of the existing senior parks. Many jurisdictions have senior housing overlay district, including Yucaipa, San Juan Capistrano, Huntington Beach, Ventura County, City of Ventura, and Santa Barbara.

Patty Bongiovanni 375 DeChene Ave Sonoma CA 95476 707-815-7060

From: randy cook

To: PermitSonoma-Housing
Cc: Sonoma Valley Collaborative

**Subject:** Support for Sonoma Valley Collaborative recommendations

**Date:** Thursday, July 13, 2023 9:49:33 AM

Dear Permit Sonoma staff and consultants to the Housing Element,

I, Randy Cook, former Sonoma City Planning Commissioner, support the following public comment made by Sonoma Valley Collaborative: There are many good proposed actions in the Draft, but as a whole it is not strong enough or innovative enough to respond to the crushing housing affordability crisis we face in Sonoma County. We need a Housing Element that courageously tackles the evidence of this crisis: Permit Sonoma's own public engagement, the census, the Portrait of Sonoma County, the cascading closures of local businesses, and the heart-breaking housing struggles related by residents. Facing the demographic evidence of Sonoma County losing so many of the people who make our County thrive, it's clear we need a Housing Element that forcefully changes our course. The Draft is not there yet. HCD also asks the County to "go beyond status quo." Most importantly, the Draft omits an entire category of proven housing policies that help keep renters in their homes. We agree with Table 2 in the Draft, that "Displacement of residents due to economic pressures" is the highest priority factor that contributes to Sonoma County's fair housing issues. But Program 5, supposedly designed to prevent displacement, is inadequate. Its emphasis on housing production is misquided. Sonoma County can't rely solely on housing production, on meeting the RHNA, to stop our hemorrhaging losses of workers, families, seniors, and so many others. We must also protect people from losing their existing affordable homes, after which many leave the County. Program 5: Displacement Avoidance Sonoma Valley Collaborative asks that these policies be added to Program 5 or elsewhere: rent stabilization (not rent control or a rent cap), which limits rent increases to a percentage of inflation just-cause eviction policy, which protects tenants from being evicted unless there's a specific justification, such as nonpayment of rent. a rental registry, so that Sonoma County can track affordability, displacement, habitability, evictions, and other trends Rent stabilization and/or just-cause protections exist in over 30 California cities and counties and have a track record of success. Program 8: Protect Residential Lands and Units Our members want faster, more vigorous action to reduce the number of vacation rentals and empty homes. Having over 10% of homes be unavailable to residents is not acceptable. We ask that the timeline in 8b for presenting policy options to the Board be accelerated to the end of 2024, not 2025. Program 3: Protections for Mobile Home Parks Mobile homes are a major source of unsubsidized affordable housing in Sonoma Valley and county-wide. On July 11, the Board of Supervisors directed staff to prepare for a Board item to amend the MHRSO on August 15, 2023. We ask that Action 3a be changed from "Continue to implement" the existing ordinance (which allows an annual space rent increase of 100% of the change in the Bay Area CPI, or 6%, whichever is less) to "Amend the Mobilehome Rent Stabilization Ordinance to limit space rent increases to no more than 4%, or

70% of the change in CPI (whichever is less)." The timeline for adopting the amendment should be mid-2024. Program 15: Review and Update Zoning Code and General Plan We ask that you add an ordinance to Program 15 creating a senior housing overlay district that would prevent designated senior mobilehome parks from being converted to all-ages parks. This will protect affordable housing options for seniors in the County and stop erosion of affordability of the existing senior parks. Many jurisdictions have senior housing overlay district, including Yucaipa, San Juan Capistrano, Huntington Beach, Ventura County, City of Ventura, and Santa Barbara.

Sincerely, Randall T. Cook Former Sonoma City Planning Commissioner (2001-2008)

From: Ray Meadows

To: PermitSonoma-Housing
Subject: Housing Element comment

**Date:** Wednesday, July 12, 2023 6:26:35 PM

With regard to Housing Element Program 8: Protect Residential Land and Units

Keep in mind that some of us can only afford to have a home here in Sonoma if we can get help paying the very high costs through short term rentals. The taxes, fees, and costs of doing this are already quite high, so further taxes or restrictions may prevent us from retiring here. It is my hope that this is not a goal of your program and could be weighed in any policies adopted.

Renting for more than 30 days allows tenants to obtain rights to the property and thus we risk losing access to our retirement home under California law. This is a very large risk given how much we've invested in our property. I've heard of others who were forced to sell when a tenant took over the property and was not paying enough to cover the costs.

Regards,

Ray Meadows

From: Reilly Hanson

To: <u>PermitSonoma-Housing</u>

**Subject:** Housing development on Goodwin ave Penngrove

**Date:** Thursday, July 13, 2023 8:57:42 AM

### **EXTERNAL**

Dear City Leaders,

My family purchased our house two years ago wanting to live in this beautiful county. We picked are house based on how open all the properties are around us. Now we are told a neighbor across the street wants to put 20 houses in on one acre.

- -Our roads are in terrible condition
- -where is all the traffic going to go?
- -what about the protected tiger salamander population?
- -complete change to our neighborhood look and feel
- -water issues
- -septic issues

If this passes, only more housing developments will be built by other neighbors. And then now you have created a city instead of country land in Penngrove.

Please protect us and don't let this happen.

Sincerely,

Reilly Deidrick

Sent from my iPhone

### THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: Stephen Arelt
To: PlanningAgency
Subject: Housing

**Date:** Thursday, July 13, 2023 9:56:11 AM

Dear Sirs/Madam. We have lived on Heaven Hill Road since 1984 and have been evacuated 3 times in the last 5 years because of fires. We're both 80 years old and it's terrifying to be on gridlocked Arnold Drive with fires raging. We also have been on water restrictions from Valley of the Moon Water because of supply shortages. Please consider traffic and critical resources before approving all the new housing projects. Thank you, Steve and Valerie Arelt

From: <u>Terri Miller</u>
To: <u>PlanningAgency</u>

Subject: Questions and concerns pertaining to "pipelining" t e proposed Hanna Development project

**Date:** Thursday, July 13, 2023 10:24:20 AM

## Dear Commissioners,

Given I cannot attend your meeting today I am writing to express my deep concerns about the Hanna development proposal. As a homeowner and 14-year resident of the Springs in Sonoma Valley, I am alarmed that the planning commission is considering designating Hanna's proposed development project on Agua Caliente Road as a "pipeline" project. Specifically, I oppose:

- Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of the existing 2014 Housing Element (General Plan Amendment)
- 2. Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
- Amendments to zoning on up to 55 sites to allow increased residential development
- Amendments to the text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at the adoption of the 6th Cycle Housing Element

Sonoma Valley has insufficient infrastructure, jobs, and services to accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are two-lane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. I had to live through the 2017 wildfires that raged through Glen Ellen, Sonoma, and many parts of the County, and can tell you that evacuating was a nightmare. And, this was without all of the proposed new residents that will be in a few-mile radius when considering the proposals from Hanna, SDC, Verano Ave, Donald St, and Siesta way. Finally, there is extremely limited public transportation to the Hanna site which wil make traffic on our two-lane country roads a nightmare on any given day of the week. Getting to the grocery store or picking up a prescription will turn into a lengthy ordeal!

Just because the land is available and we are experiencing an affordable housing shortage (interestingly the Hanna proposal includes no affordable homes for sale, and only a small % of rental units will be "affordable housing") does not make development a logical decision on the location of the available land. The scope of

what Hanna proposes makes no sense in a rural area that is designated as a highrisk wildfire zone, and is far away from public transportation, jobs stores, services, etc.

Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Sincerely,

Terri Miller

From: <u>Wayne Weeks</u>

To: PermitSonoma-Housing
Subject: 14156 Sunset Ave., Guerneville
Date: Wednesday, July 12, 2023 5:19:05 PM

I wish to comment on the request to change the General Plan Use from 4 dwelling units per acre to 20 dwelling units per acre. I am totally against this change that would increase the population of the hill here on Woodland Ave. Now it is a quiet and friendly community that enables a good life. I fear that this proposed increase would so change things that I wish that I would have never bought my beautiful 100 year old house 15 years ago. I would be just too many people on such small streets, one lane most of the time. What about infrastructure??? just setting up the sewer lines would be a major issue, and all the rest of these type of issues. I agree with the planning department and do not recommend this change in the zoning change. Please Do Not change this really nice hill that we live on. Thanks

Wayne Weeks 14105 Woodland Dr., Guerneville

From: Ted

To: <u>PermitSonoma-Housing</u>

**Subject:** Comment on Rezoning and/or Changes to General Plan Use

**Date:** Thursday, July 13, 2023 11:37:33 AM

#### **EXTERNAL**

#### Greetings.

As a resident in the town of Graton I want to register my opposition to the proposed zoning changes. Simply put most of Graton has to subsist on personally owned wells. Many of my neighbors have already had to dig new wells in recent years due to the increasing usage of water by new construction and agriculture. Homeowners near the recently completed Thiessen homes project have reported that the water levels have dropped requiring deeper wells drilled or their water has lost its potability.

As wine grapes and houses replace dry farmed apple orchards and our climate becomes hotter and drier the importance of water becomes more paramount. Insurers are dropping home insurance policies or not issuing new business at all primarily due to wildfire concerns. The only true beneficiaries of the re-zoning plans will be the developers who fund the construction, the contractors who build the houses, and the real estate interests in the buying and selling of the new high density projects who for the most part don't live in the newly re-zoned prospective areas.

Besides the obvious environmental stresses the new high density projects will fundamentally alter the rural environment that the denizens of these impacted areas choose to liver here for.

In short the potential benefits of this re-zoning will go to short term financial interests. Supporting infrastructure as always will come from bonds or other new taxes to be born out of the general tax base. I would like to hear the Board of Supervisors specifically address water needs and supply and also the right of rural west county residents to enjoy living in a country setting without high density developments.

Thank you

Ted Sasse Graton Resident

Sent from my iPad

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Andrea Quenga
To: PlanningAgency
Subject: Hanna Project

**Date:** Thursday, July 13, 2023 11:03:16 AM

Dear Planning Commission,

As a tax paying citizen in Sonoma Valley/City of Sonoma, I am writing to voice my concerns and register my opposition to the following components of the Housing Element Update package:

- 1. Adoption of the Housing Element for the 6th Housing Element Cycle (2023-2031) and repeal of existing 2014 Housing Element (General Plan Amendment)
- Amendments to the General Plan land use designations on up to 43 parcels (Amendments to General Plan Land Use Map)
- 3. Amendments to zoning on up to 55 sites to allow increased residential development
- Amendments to text of Sonoma County Code Chapter 26 (Zoning Code) making limited technical corrections needed at adoption of the 6th Cycle Housing Element

In particular, I object to the inclusion of the Hanna parcel in the Housing Element because that issue was never properly presented to the public and has not been fully vetted. Specifically:

- in Paragraph 2.6.3, the Housing Element Update Draft EIR mentions 79 sites in Sonoma County that would satisfy the state imposed RHNA. Four of the 79 sites in the Housing Element Update Draft EIR are in the area called Agua Caliente. None of the four are the Hanna site. I have been unable to identify any mention of the Hanna site or project in the Draft EIR.
- The Housing Element Review Draft (December 2022) also does not mention the Hanna site or project and states that Area 9 (Sonoma Valley) has a total Realistic Unit Capacity of 280 units.
- It is completely unfair to place the majority of the RHNA burden on Sonoma Valley, forever altering life for residents there. Hanna represents 668 of the 1,253 or 52.9% of the County "Pipeline." Sonoma Valley Projects including Hanna represent 868 or 68.7% of the Pipeline. While this might be the most expedient resolution for the Planning Commission and the Board of Supervisors, it is unfair to the residents of the entire County.

Sonoma Valley has insufficient infrastructure, jobs and services to

accommodate the many thousands of residents contemplated in the current Housing Element. Neither the existing residents – nor the potential additional residents – will be served by the Housing Element for the 6th Housing Element Cycle. Nearly all of those new residents will have to drive long distances to get to their jobs and services.

In addition, the overwhelming majority of the roads in Sonoma Valley are two-lane roads, presenting significant evacuation concerns. The Hanna site is literally across the street from Very High Fire Hazard Severity Zones, making evacuations even more difficult and dangerous. Seniors are the highest risk-group during fire evacuation, yet the Hanna site is being considered for a senior living facility.

There is extremely limited public transportation to the Hanna site. Adoption of the proposed Housing Element for the 6th Housing Element Cycle at this time is premature, at best. The Planning Commission owes a duty to the residents of Sonoma County to consider this issue further before making any recommendations to the Board of Supervisors.

Thank you, **Andrea Tobias** 

From: <u>courtney</u>

**To:** <u>PermitSonoma-Housing</u>

 Subject:
 16050 Laughlin ROAD APN: 069-230-067

 Date:
 Thursday, July 13, 2023 11:59:24 AM

## To Whomever it May Concern;

I am writing to oppose the proposed rezoning of 16050 Laughlin Road from Rural Residential two dwellings per acre to High Density Residential Twenty Dwellings per acre. I realize I am past the deadline of written response by July 12th, but since I was only notified a week before the hearing in Santa Rosa, and did not receive the hearing notice until a couple of days before the hearing scheduled for today, I am hoping I may be granted an exception. My residence is 14760 Armstrong Woods Road, which is on the corner of Laughlin and Armstrong Woods Rd. My property is directly across the street from 16050 Laughlin, and if the proposed project is to be approved, it would adversely affect my family's quality of life in many, many ways. We purchased 14760 Armstrong Woods about 8 years ago, and we fell in love with the peaceful quietness of the Armstrong valley. If we had known of the proposed project, we would not have purchased our property, and if approved, we may be faced with trying to sell our beautiful home and relocating. The adverse effects this project would have on the Armstrong Valley are numerous:

- 1. A high density apartment building in the midst of low density urban rural residential housing is completely out of place and would stick out like a sore thumb. It would **ruin** the character and charm of the valley.
- 2. Congestion. The only access to Armstrong Valley is through downtown Guerneville Main Street, which is already horribly congested with traffic. The traffic backs up for MILES in both directions at the intersection of Main St. and Armstrong during peak hours. Adding high density housing which must access this intersection would only make the congestion for residents much worse.
- 3. Noise pollution. A high density apartment building with more than 100 units would generate increased levels of noise pollution to the area.
- 4. Pollution and trash. We already have a lot of tourists and irresponsible people dumping trash in the area. An apartment building would make things even worse.
- 5. Fife Creek pollution and environmental impacts of the project.
- 6. Crime levels would go up in the area. I can leave my doors unlocked when I leave my house without worrying about being robbed. With a low income apartment building across the street from me, I will need to build higher security fences, install security cameras, and increase the security of my home in general. Guerneville school is nearby and my children walk in the neighborhood. With the apartment building nearby, I would not feel as safe.
- 7. The negative impacts of construction of such a project would greatly affect the quality of life for all the residents in the area, especially those who live down Laughlin. The negative impacts of construction to my property and quality of life would be gigantic. I am literally across the street from the entrance to the proposed project.
- 8. Flood concerns. When Russian River and Fife creek flood, there is no escape route and access for emergency vehicles is completely closed off. The demand for emergency vehicle access to

- the area would be much greater with a high density apartment building, especially during times of flooding.
- 9. Wild fire concerns. As stated, the only escape route from the Armstrong Valley area during a wildfire event would be through downtown Main St, downtown Guerneville, which is severely congested. What is the proposed escape route in times of emergency?
- 10. Property values would be adversely affected for the residents in the area of the proposed project.

We the residents of this area are pleading with the county to see that the negatives far outweigh any positives of this proposed project. The project is completely inappropriate for this area and should be considered elsewhere!

Respectfully,

Courtney Evans

14760 Armstrong Woods Rd.

Guerneville, CA. 95446

From: Gail Dornstreich <waileaescape@hotmail.com></waileaescape@hotmail.com>
Sent: Thursday, July 13, 2023 9:24 AM
<b>To:</b> Greg Carr < Greg. Carr@sonoma-county.org>; Caitlin Cornwall < <u>Caitlin.Cornwall@sonoma-</u>
county.org>; Larry Reed <larry.reed@sonoma-county.org>; Pat.Gilard@sonoma-county.org</larry.reed@sonoma-county.org>
<a href="mailto:quarter-orange-county.org"><u>Pat.Gilard@sonoma-county.org</u></a> ; <u>Evan Wiig &lt; Evan. Wiig@sonoma-county.org</u> >;
Jackquelynne.Ocana@sonoma.county.org <jackquelynne.ocana@sonoma.county.org>; Kevin Deas</jackquelynne.ocana@sonoma.county.org>
<pre><kevin.deas@sonoma-county.org>; Shaun McCaffery <shaun.mccaffery@sonoma-county.org>; Eric</shaun.mccaffery@sonoma-county.org></kevin.deas@sonoma-county.org></pre>
Koenigshofer < Eric. Koenigshofer@sonoma-county.org >
Subject: FORESTVILLE HOUSING ELEMENT

RE: FORESTVILLE HOUSING ELEMENT

TO: COUNTY REPRESENTATIVE

WE REQUEST THAT YOU RECONSIDER THE DEVELOPMENT OF HIGH DENSITY/LOW INCOME HOUSING IN THE FORESTVILLE AREA. FORESTVILLE IS ALREADY FULL OF LOWER INCOME HOUSING IN THE AREAS OF CHAMPS DE ELYSEE, RIO VISTA, ARGONNE, CANYON, AS WELL AS AREAS ALONG HWY 116 WEST OF TOWN AND OTHER AREAS OF LONG TIME SUMMER HOMES NOW CONVERTING TO FULL TIME RESIDENTS. THIS ALONE IS INCREASING THE POPULATION AND THE INCREASE OF TRAFFIC ON 2 LANE ROADS THAT ALSO HANDLE ALL OF THE INCREASED TRAFFIC COMING FROM FURTHER WEST.

MULTI STORY, HIGH DENSITY HOUSING IS INAPPROPRIATE FOR A RURAL COMMUNITY SUCH AS FORESTVILLE. EGRESS DURING EVACUATIONS IS ALREADY FRAUGHT WITH DANGER OF ACCOMMODATING RESIDENTS. SEWER ACCESS, ALREADY NEEDED BY MANY WHOSE SEPTIC SYSTEMS WILL FAIL AND BE UNABLE TO REBUILD DUE TO CURRENT STRICTER STANDARDS WHICH ARE IN PLACE TO PROTECT OUR WATER SOURCE AND THE WATER SOURCE FOR MANY IN SONOMA COUNTY, THE RUSSIAN RIVER AND IT CREEKS, TRIBUTARIES AND RUN OFF AREAS,

PLEASE CHOOSE LARGER POPULATION TOWNS AND MAINTAIN THE FEW SMALL TOWNS THE COUNTY STILL HAS. HAVING THIS RURAL AREAS ARE A BENEFIT TO ALL OF THE COUNTY AS IT GIVES THE URBAN DWELLERS ACCESS TO RURAL EXPERIENCES THAT ARE NOT JUST PARKS WITH ENTRY FEES. MORE COMMERCIAL DEVELOPMENT JUST TO ACCOMMODATE ADDED HOUSING IS NOT DESIREABLE NOR DOES IT COMPLY WITH THE PERSONALITY, CHARM AND DIVERSITY THAT FORESTVILLE ALREADY HAS. WE ARE A COMMUNITY OF DIVERSE INCOMES ALREADY. ADDING MORE 'AFFORDABLE' HOUSING IS ONLY A DETRIMENT TO MANAGING THE BALANCE, WE ALREADY HAVE MORE AFFORDABLE AND LOW INCOME HOUSING THAN ANY OF THE TOWNS LISTED WITH THE EXCEPTION OF GUERNEVILLE.

PLEASE CONSIDER REMOVING AS MANY OF THE PROPOSED, REZONED AREAS IN OUR SMALL, UNINCORPORATED AREA. THIS WILL DISRUPT AND CHANGE OUR SMALL TOWN IN A VERY NEGATIVE WAY AND IN A WAY THAT ALMOST ALL RESIDENTS STRONGLY OPPOSE.

LIFE IN SONOMA COUNTY IS BETTER FOR EVERYONE WHEN THESE SMALL TOWNS EXIST.

GAIL AND LEON DORNSTREICH

7475 COVEY RD

50 YEAR FORESTVILLE RESIDENTS

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: <u>Jim Severdia</u>

**To:** <u>PermitSonoma-Housing</u>

Subject:Comments on DEIR/EIR regarding SAN-10Date:Thursday, July 13, 2023 11:31:39 AMAttachments:Reasons why 134-192-016 complete.pdf

Will also be presented at public hearing

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

## Reasons why Parcel 134-192-016 (SAN-10) should not be or have been included in the present DEIR/EIR

I have lived on an adjacent parcel to SAN-10 with a common fence-line of approximately 400' feet since 1955. Two other RR zoned parcels also share another almost 400' of fence-line with SAN-10. We are adjacent to, but outside the Urban Service Area.

The rural residential area of Mountain View Avenue on which I live has seen little change, mostly maintaining the nature of its RR zoning. Development of a commercial nature on Santa Rosa Avenue has changed our end of Mountain View Avenue mostly due to sound and lighting issues. Traffic has been an ongoing issue.

Until December of 2022 I was not aware that the lot to the NW of me, that I share a 400' fence-line with, might be being considered for development of up to 228 units—looking in my back windows.

### The outreach, for whatever reason, on this "project" has been at best—lacking.

In the Notice of Public Hearing mailed to us after July 3, 2023, and after the "What's Changing" table in the Notice are these words:

"Any future development on the property is controlled by the owner of the property. Amendments to land use and/or rezoning do not require future development on the property. ..."

That statement seems almost patronizing. No worry here. Pay no attention to the man behind the curtain.

A film many years ago titled "Field of Dreams" voiced its central theme as "if you build it they will come". Let's not fool ourselves.

### If you zone it, they will build.

From page 6, Rezone Sites for Housing Project, Biological Resources Assessment:

"Sonoma County

Rezone Sites for Housing Project 6 Santa Rosa

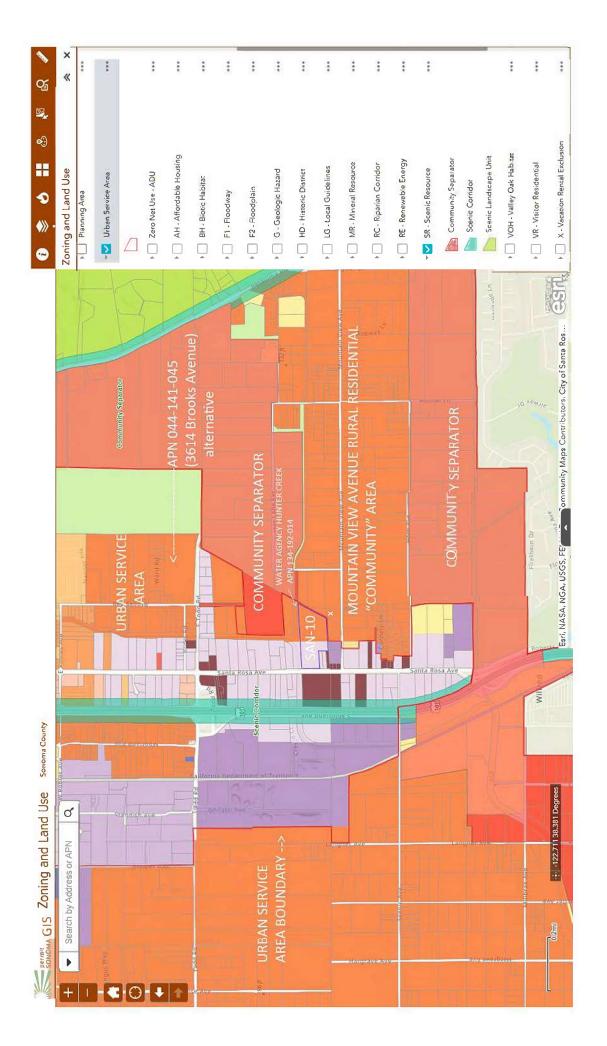
The Santa Rosa Urban Service Area (SAN), located south of the City of Santa Rosa, contains ten Rezoning Sites (SAN-1, SAN-2, SAN-3, SAN-4, SAN-5, SAN-6, SAN-7, SAN-8, SAN-9, SAN-10). The BSA is situated in an urbanized area, and all rezone sites would be surrounded by urban development, ..."

### The last statement does not hold true for SAN-10.

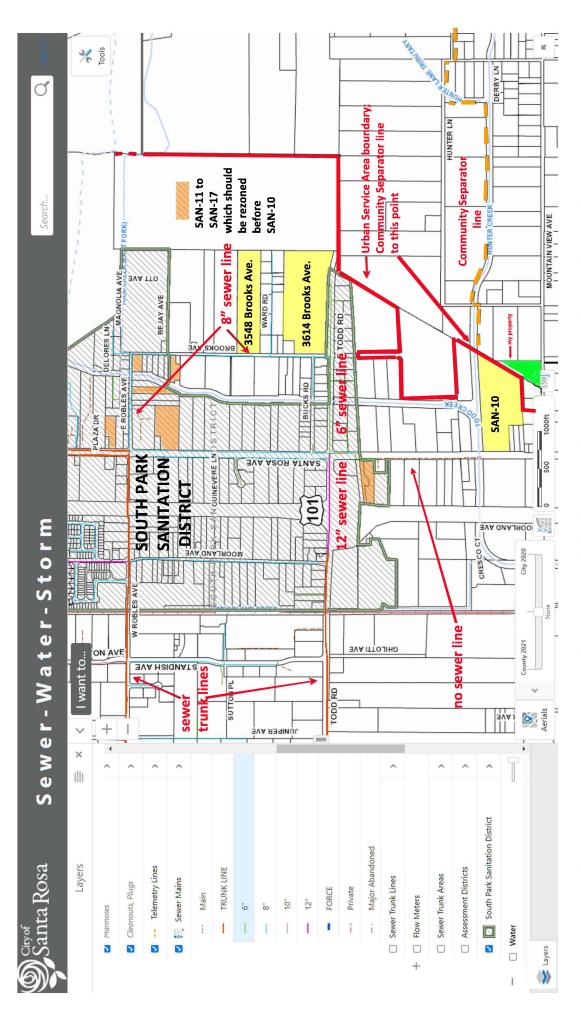
SAN-10 is an exception in many ways.

The further graphics attached give further reasons for exclusion of SAN-10 from the DEIR/EIR.

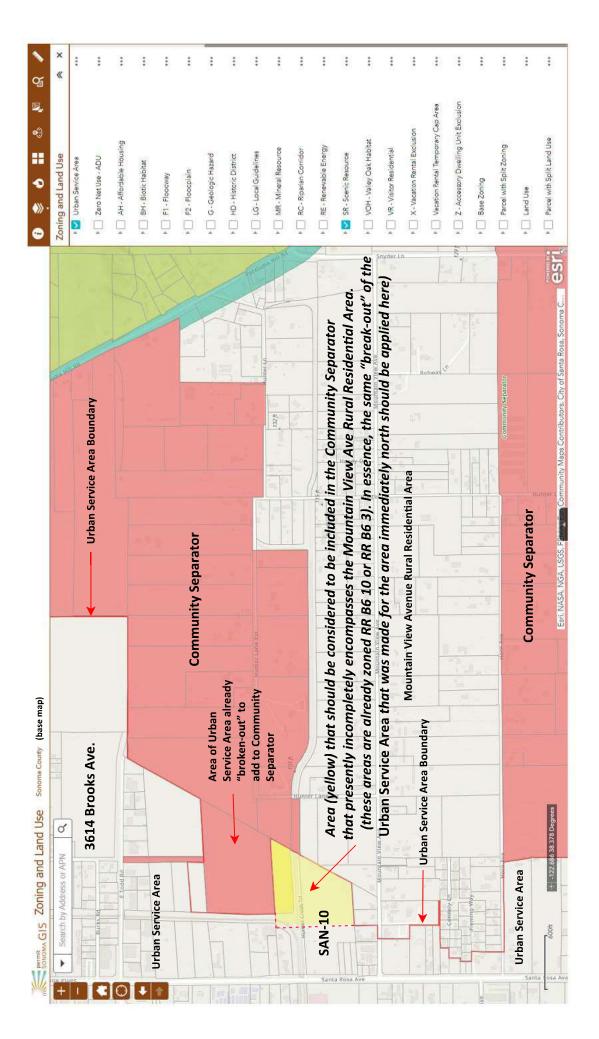
Jim Severdia July 13, 2023



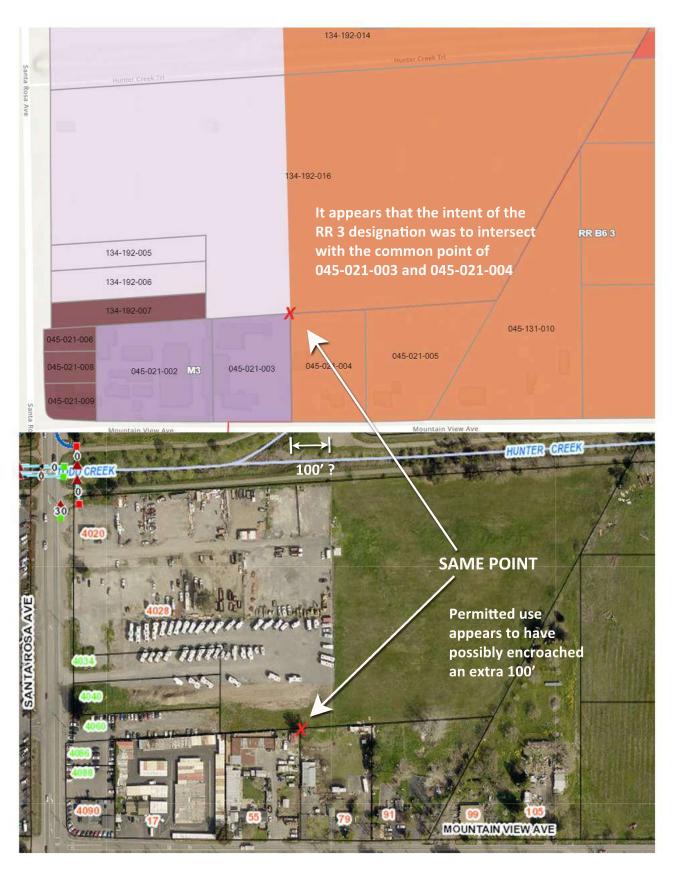
South Santa Rosa Urban Service Area and general Land Use from Permit Sonoma GIS



rather than SAN-10: SAN-11 to SAN-17 as well as 3548 and 3614 Brooks Avenue There are numerous other arguably better choices to include, based on sewer considerations (DEIR p. 2-4, pt. 2 and SC code sec. 26-75-020 (b)),



The eastern portion of SAN-10 now zoned RR 3 should be included in the existing Community Separator



The owners of parcel 134-192-016 should not be rewarded with a "bonus" chance to develop their property when an arguable encroachment is in existence.

### Sonoma County Code Sec. 26-75-010. - Applicability.

The WH combining district may be applied to properties within designated urban service areas with the following base zones:

- (a) LC (Limited Commercial) District;
- (b) C2 (Retail Business and Service) District;
- (c) MP (Industrial Park) District;
- (e) M1 (Limited Industrial); and
- (f) PF (Public Facilities) District

(Ord. No. <u>6247</u>, § II(Exh. F), 10-23-2018)

Parcel 134-192-016 (SAN-10) is split-zoned. The WH Combining District can only be applied to the part zoned as M1. The Combining District designation of RC 100/25 VOH applies to both zonings of SAN-10.

If SAN-10 is included in any rezoning this language should be incorporated:

The WH Combining District applies to only the portion of SAN-10 now zoned M1.

### The above also seems to be consistent with:

Permit and Resource Management Department POLICY AND PROCEDURE Number 8-3-3 Subdivision of Split-Zoned Parcels From: Scott Orr
To: PlanningAgency

Subject: FW: FORESTVILLE HOUSING

Date: Thursday, July 13, 2023 11:09:26 AM

### Scott

**From:** Greg Carr < Greg. Carr@sonoma-county.org>

Sent: Thursday, July 13, 2023 10:44 AM

To: Scott Orr <Scott.Orr@sonoma-county.org>

**Subject:** Fw: FORESTVILLE HOUSING

fyi

From: John Pusey < jpusey@ix.netcom.com>
Sent: Thursday, July 13, 2023 9:25 AM

**To:** Greg Carr <<u>Greg.Carr@sonoma-county.org</u>>; Caitlin Cornwall <<u>Caitlin.Cornwall@sonoma-county.org</u>>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>; Evan Wiig <<u>Evan.Wiig@sonoma-county.org</u>>;

county.org>; Kevin Deas < Kevin.Deas@sonoma-county.org>

**Subject:** FORESTVILLE HOUSING

Please approve the amended Housing Element drafted by staff and final EIR, including removal of FOR-2, FOR-5, and FOR-6 sites.

John Pusey
Forestville 95436.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: <u>Jon Evans</u>

To: <u>PermitSonoma-Housing</u>

 Subject:
 16050 Laughlin Road APN: 069-230-067

 Date:
 Thursday, July 13, 2023 10:34:26 AM

### To Whomever it May Concern;

I am writing to oppose the proposed rezoning of 16050 Laughlin Road from Rural Residential two dwellings per acre to High Density Residential Twenty Dwellings per acre. I realize I am past the deadline of written response by July 12th, but since I was only notified a week before the hearing in Santa Rosa, and did not receive the hearing notice until a couple of days before the hearing scheduled for today, I am hoping I may be granted an exception. My residence is 14760 Armstrong Woods Road, which is on the corner of Laughlin and Armstrong Woods Rd. My property is directly across the street from 16050 Laughlin, and if the proposed project is to be approved, it would adversely affect my family's quality of life in many, many ways. We purchased 14760 Armstrong Woods about 8 years ago, and we fell in love with the peaceful quietness of the Armstrong valley. If we had known of the proposed project, we would not have purchased our property, and if approved, we may be faced with trying to sell our beautiful home and relocating. The adverse effects this project would have on the Armstrong Valley are numerous:

- 1. A high density apartment building in the midst of low density urban rural residential housing is completely out of place and would stick out like a soar thumb. It would **ruin** the character and charm of the valley.
- 2. Congestion. The only access to Armstrong Valley is through downtown Guerneville Main Street, which is already horribly over congested with traffic. The traffic backs up for MILES in both directions at the intersection of Main St. and Armstrong during peak hours. Adding high density housing which must access this intersection would only make the congestion for residents much worse.
- 3. Noise pollution. A high density apartment building with more than 100 units would generate increased levels of noise pollution to the area.
- 4. Pollution and trash. We already have a lot of tourists and irresponsible people dumping trash in the area. An apartment building would make things even worse.
- 5. Fife Creek pollution and environmental impacts of the project.
- 6. Crime levels would go up in the area. I can leave my doors unlocked when I leave my house without worrying about being robbed. With a low income apartment building across the street from me, I will need to build higher security fences, install security cameras, and increase the security of my home in general. Guerneville school is nearby and my children walk in the neighborhood. With the apartment building nearby, I would not feel as safe.
- 7. The negative impacts of construction of such a project would greatly affect the quality of life for all the residents in the area, especially those who live down Laughlin. The negative impacts of construction to my property and quality of life would be gigantic. I am literally across the street from the entrance to the proposed project.
- 8. Flood concerns. When Russian River and Fife creek flood, there is no escape route and access for emergency vehicles is completely closed off. The demand for emergency vehicle access to the area would be much greater with a high density apartment building, especially during

- times of flooding.
- 9. Wild fire concerns. As stated, the only escape route from the Armstrong Valley area during a wildfire event would be through downtown Main St, downtown Guerneville, which is severely congested. What is the proposed escape route in times of emergency?
- 10. Property values would be adversely affected for the residents in the area of the proposed project.

We the residents of this area are pleading with the county to see that the negatives far outweigh any positives of this proposed project. The project is completely inappropriate for this area and should be considered elsewhere!

Respectfully,

Jon Evans

Mechanical Engineer

Parker Hannifin Corporation

Electromechanical Automation, NA

5500 Business Park Drive

Rohnert Park, CA 94928

Phone: (707) 584-2409

Fax: (707) 584-2470

Email: jmevans@parker.com

www.parker.com

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Mary J

**To:** PermitSonoma-Housing **Subject:** Rezoning 458 Craig Ave?

**Date:** Thursday, July 13, 2023 11:07:31 AM

### **EXTERNAL**

As a immediate neighbor to this property I find this very disturbing. The infrastructure in this neighborhood cannot take 10,20 or 53 more units here . We are already dealing with gangs , robberies, street racing , M 80s & other forms of explosions (fireworks) and the wild life that use the property . You can not drive out of the road when school is in session because the back up on Craig Ave .

Sincerely, Mary Jones 468 Craig Ave .

Sent from my iPhone

### THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: <u>Eric Gage</u>

**To:** <u>PermitSonoma-Housing</u>

**Subject:** FW: language that might be helpful for Housing Element

**Date:** Wednesday, July 19, 2023 9:58:13 AM

Attachments: image001.png

**From:** caitlin cornwall < caitlin@sonomavalleycollaborative.org>

**Sent:** Tuesday, July 18, 2023 5:01 PM **To:** Jane Riley < <u>iriley@4leafinc.com</u>>

Subject: language that might be helpful for Housing Element

Hi Jane!

I can't submit another public comment, apparently, since I spoke as SVC last week, but in our weekly meeting just now with Cal at Gen H, Margaret at Legal Aid, Fred at Sonoma Valley Housing Group, and others, we came up with this...

It appears that a majority of Planning Commissioners support development of several policies that are not directly implemented by the Housing Element. To help assure these policies actually develop in a reasonable time, several housing orgs request revisions to Program 31. Showing a commitment to developing these policies will help Sonoma County and its housing organizations obtain funding to accelerate policy development and adoption.

Add a new action to Program 31, <u>31d The HEIG will bring policy options to the Planning Commission on the following topics:</u>

- 1. Taxing vacant homes. Timeline: End of 2024.
- 2. Rental registry and proactive rental inspection program. Timeline: End of 2024.
- 3. Limit the number of short-term vacation rentals. Timeline: End of 2024.
- 4. Rent stabilization. Timeline: End of 2024.
- 5. Just-cause eviction. Timeline: End of 2025.
- 6. Constraining the size of some homes to create more-affordable unsubsidized homes without constraining development. Timeline: End of 2025
- 7. Right-sizing the inclusionary requirements to respond to varying situations. Timeline: End of 2026.

Caitlin Cornwall, Project Director Sonoma Valley Collaborative www.sonomavalleycollaborative.org (707) 322-1400

I rarely check email on weekends or evenings.

Use our <u>policy platform</u> to advocate for homes for a sustainable Sonoma Valley!



THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: <u>Elisa Stanci</u>

To: PermitSonoma-Housing; kim@sonomavalleycollaborative.org
Subject: Support for Sonoma Valley Collaborative recommendations

**Date:** Wednesday, July 19, 2023 9:15:06 PM

Dear Permit Sonoma staff and consultants to the Housing Element,

I am Elisa Stancil Levine, a member of Sonoma Valley Collaborative and a homeowner in Glen Ellen.

We need Sonoma County to Affirmatively Further Fair Housing by putting accessible, affordable housing in high-resource neighborhoods. I support recommendations put forth by Sonoma Valley Collaborative and its members.

In particular I strongly support co-housing and low income housing at SDC and increased and efficient public transportation throughout the valley and the county. I also support taxing vacant housing and curtailing vacation rentals.

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

Subject: FW: HE public comment for 7/20 PC meeting: County HE and ID of DUCs (disadvantaged unincorporated

communities)?

**Date:** Wednesday, July 19, 2023 8:11:29 AM

From: Fred Allebach <fallebach@gmail.com> Sent: Wednesday, July 19, 2023 7:35 AM

**To:** Eric Gage <Eric.Gage@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Jane <jriley@4leafinc.com>; Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Katrina Braehmer <Katrina.Braehmer@sonoma-county.org> **Subject:** HE public comment for 7/20 PC meeting: County HE and ID of DUCs (disadvantaged unincorporated communities)?

### **EXTERNAL**

### Good morning,

A question for you: Will the County Housing Element *identify, describe, and map any DUC* island, fringe, or legacy communities inside its boundaries?

In terms of unincorporated Sonoma Valley, IMO there is a clear, cross-Block Group, Latino, lower income community of interest that meets DUC demographic, geographic, and median household income status. What geographic, population, and median household income data sources and methodology will the County use to ID its DUCs? Where can I find this material in the County Housing Element draft?

The County EJ Element and EJ Communities are not the same as DUCs. DUCs are defined by SB-244, by location, geographic/ population unity, and at 80% or less than state median household income. If the County maintains that a Tract-level analysis is adequate to ID DUCs, bc it is too much work to do a Block Group level analysis, I submit here that this would not be a good enough effort bc so many potential DUC community members would be lost with a Tract-only approach.

The County could piggy-back its HE DUC section onto the in-process LAFCO/ Plan West County DUC ID study, if that will be done in time and to crib off of to be used in the HE. For LAFCO and SB-244 purposes, a Tract level is not fine grained enough. I'm assuming we want to see the actual and most accurate for County DUCs and by SB-244, minimum DUC status starts with at least 12 registered voters or a cluster of 10 homes where the MHI is 80% or less than state MHI. By SB-244, DUCs can be "all *or a portion of* a community" and thus IMO, at least a Block Group level DUC analysis is called for in the County HE.

"Just as LAFCos must identify and characterize DUCs within spheres of influence, so too are cities and counties required to update the land use element of their general plans to identify, describe, and map any DUC island, fringe, or legacy communities inside or near their boundaries. Cities and counties were required to complete this identification on or before the due date for the adoption of their next housing element."

https://www.smwlaw.com/2022/03/30/sb-244-focus-on-disadvantaged-unincorporated-communities-in-land-use-planning/

This above quote says cities and Sonoma County must do this DUC ID separate from LAFCO. But since DUCs are a population category defined by SB-244 and LAFCO law, County analysis has to use the LAFCO definition of a DUC.

You may want to consider HE DUC location along with the site inventory, bc where there are DUCs and where there are TCAC Highest Resource Opportunity Areas of concentrated wealth, there is need for Very Low and Low income HE site inventory, for example, various pipeline/in-process projects in Sonoma Valley (SDC, Hanna, MidPen/ Verano Ave add up to maybe 400+lower-income units and SV has the DUC need for these units.

Sonoma Valley, as a fractal of County land use, has a limited-size unincorporated USA that has TCAC Highest Resource Opportunity Areas encroaching more and more on the urban core and thus driving up prices, housing cost burden, and the COL for the DUCs here. The most vocal, landed, property-owning, elder whites here clearly prefer little change and want to use the HE and other land use rules and Plans like the SSP to essentially build a regulatory wall to keep out any higher density, anywhere. This, however, acts to externalize the Valley's equity issues and allows a growing concentration of wealth, which is against AFFH law.

With housing and land use, we have to play the hand we are dealt and not the hands we hope we might have; this means having to address County DUCs' housing needs and to make sure that housing for them covers the Three Ps: preserve, protect, and produce. Stay tuned for my next comment on protecting tenants in the HE

very best,

Fred Allebach

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: randy cook

To: PermitSonoma-Housing
Cc: Sonoma Valley Collaborative

**Subject:** Support for Sonoma Valley Collaborative recommendations

**Date:** Wednesday, July 19, 2023 9:22:14 PM

### **EXTERNAL**

Dear Permit Sonoma staff and consultants to the Housing Element,

I am Randy Cook, a former Sonoma City Planning Commissioner (2001-2009). I cannot attend today's meeting, but I want to let you know that we desperately need Sonoma County to Affirmatively Further Fair Housing by putting accessible, affordable housing in high-resource neighborhoods. I support recommendations put forth by Sonoma Valley Collaborative and its members.

My housecleaner and her husband are two of the hardest-working people I know. They are honest, kind, and dedicated to our community. Yet they can barely afford the monthly rent on their little house on Arnold Drive. I fear we will lose them and other good people that do our work, unless we build accessible, affordable housing in high-resource neighborhoods such as I have the good fortune to live in on Sonoma Eastside. I would be delighted if someone could build high-density housing near me!

So please, make it possible for the workers we all need to stay and live in Sonoma County. No neighborhood should be excluded from consideration for affordable housing, because it is in ALL our interests to build the accessible, affordable housing our economy and our way of life require.

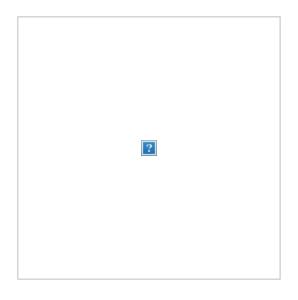
Sincerely, Randall T. Cook 280 E. MacArthur St. Sonoma, CA

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Sonoma Valley Collaborative
To: PermitSonoma-Housing
Subject: IT"S TIME TO SAY YES TO HOUSING!

**Date:** Wednesday, July 19, 2023 6:19:43 PM

View this email in your browser



Sonoma County needs to hear you say YES to affordable, integrated housing!

There's an urgent need for people to speak up for affordable housing Thursday July 20 between 1:30 and 3:00 pm.

Sonoma County's Planning Commission will deliberate Thursday over the <u>County's Housing Element</u>. They are resisting allowing lower-cost, higher-density homes in some of Sonoma County's most resourced and desirable neighborhoods. Members of the Sonoma Valley Collaborative Council will speak...and so should you!

Text or phone Caitlin Cornwall, Project Director of Sonoma Valley Collaborative, at 707.322.1400 if you want help crafting your comment or if you'd like her to text you when it's time to get on the Zoom meeting.

### **Instructions:**

- You will have 2 minutes to speak, so practice a little.
- Join the remotely at 1:30 or so. <u>Join Zoom Meeting</u>. By phone 1 (669) 900-9128.
   Webinar ID 956 5905 8153. Password 879124. In-person is better: <u>Board of Supervisors Chambers</u>, <u>575 Administration Drive</u>, <u>Room 102A</u>, <u>Santa Rosa</u>.

- When it's time for "public comment," raise your hand in the Zoom app.
- When they call on you, say your name and who you are speaking for. Say your organization is a member, or that you are a supporter, of Sonoma Valley Collaborative.
- This is the main message: We need Sonoma County to Affirmatively Further Fair Housing by putting accessible, affordable housing in high-resource neighborhoods.
- Add your own twist: What housing struggles are you or your constituencies facing? Tell a story. Feel free to be dramatic; we're in a major housing crisis that is making people suffer and move away, and degrading the county's economy.

Thank you to everyone who emailed their endorsement of <u>SVC's statement last</u> week.

We also want someone to read some of the searing quotes SVC has gathered from Sonoma Valley teens and adults who most need better housing policy. If you can do this, please contact Caitlin at 707.322.1400.

### E-MAIL YOUR STATEMENT NOW

# Take-Aways from the July 13 Housing Element meeting: Good news, bad news, and uncertainties.

### Good news

- The draft Housing Element includes several elements SVC asked for, including
  frequent surveys to track the affordability of ADUs (back yard granny units),
  language that is specific and accountable with faster milestones, commitments to
  partner with housing land trusts to reduce the cost of home ownership, Universal
  Design in all new subdivisions, and many targeted changes to allow a greater
  density and types of homes on many types of parcels.
- Even where the County will only commit to "exploring" better policies, that
  commitment creates opportunity for groups like SVC and its partners to raise
  money to work with the County to develop great policies faster.
   A majority of the Planning Commission supports developing and adopting in the
  near future several policies that SVC advocates: taxing vacant homes, reducing
  vacation rentals over time, streamlining the process for good projects, tying rent
  increases to cost-of-living increases, creating just-cause eviction policy, and

preventing conversion of mobile home parks.

### Bad news

 Planning Commissioners want to remove the option for denser housing from many parcels in "high-resource" neighborhoods

Some of the parcels to be rezoned for greater density are problematic: they are too close to creeks, on steep slopes, hard to access, etc. The County is in a tough spot. It is required to plan for a huge number of units. Staff has done their best, only counting homes that could be built on the more-feasible portions of these sites.

• The draft policies that affect renters are so weak that they will not stop the hemorrhaging losses of young people, lower-income people, and fixed-income people from Sonoma County. The political will is not yet in place to adopt known, effective, moderate policies. Several policies SVC wants have been punted off for later development, possibly years away.

### Uncertainties

Will the state--with its strong pro-housing stance--approve the next version of the County's Housing Element? It might depend on the July 20 meeting. If the state approves it, SVC will dive into accelerating its implementation. If not, Sonoma County will face repercussions, and SVC will be there for the next round of input.

### SVC's Statement on July 13

Sonoma Valley Collaborative is a coalition of almost 30 constituencies working together in Sonoma Valley to increase housing affordability, because housing affordability is the single issue causing the most harm across the widest number of sectors in our community.

SVC asks for specific policies that help keep renters—workers, families, young people, elders, artists—in their affordable homes. This whole category of policies is nearly missing from the draft Housing Element. Housing production alone is insufficient; we must also stop the losses of people from Sonoma County.

SVC asks for faster action to reduce the number of vacation rentals and empty homes that now make up about 10% of Sonoma Valley's housing stock.

SVC asks for special protections for mobile home parks, an important source of

unsubsidized affordable housing in Sonoma Valley, including measures preventing senior mobile home parks from converting to all-ages parks.

Lastly, to put a human face to SVC's asks, we highlight a number of searing quotes from Sonoma Valley people—including teens, Latina moms, business owners, and more—who struggle with housing, collected by SVC with permission.

### READ OUR FULL JULY 13 PUBLIC LETTER

**Your voice matters!** We already won 21 of the 26 housing affordability policies we advocated for in the City of Sonoma Housing Element, in many cases writing policies that the City of Sonoma adopted word-for-word. This could only happen with the unprecedented **UNITED VOICE** of the Sonoma Valley Collaborative and our supporters. Thank you for joining us in advocating for improvements to the Sonoma County Housing Element, which impacts most of Sonoma Valley's communities.

Thank you, from the entire Sonoma Valley Collaborative Council!



sonomavalleycollaborative.org/housingadvocacy.

DONATE TO SONOMA VALLEY COLLABORATIVE



Visit our website Contact us

This email was sent to PermitSonoma-Housing@sonoma-county.org

why did I get this? unsubscribe from this list update subscription preferences

Sonoma Valley Collaborative · PO Box 1486 · Eldridge, Ca 95431 · USA

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>Tim Ziesmer</u>

To: <u>PermitSonoma-Housing</u>

**Subject:** EIR for 3400 Ross Rd re-zoning - Speeding danger

**Date:** Wednesday, July 19, 2023 12:58:17 PM

### **EXTERNAL**

Dear Madame or Sir,

Regarding the EIR for re-zoning 3400 Ross Rd, as a resident of 3565 Ross Rd, I have grave concerns about increased traffic from Workforce Housing. Speeding is already a big problem on this street. I live at the blind bend, so crossing the street to get my mail can be dangerous, and I have already had a few close-calls, nearly getting hit. The speed limit on this stretch should be lowered from 35 to 25 mph.

Thank you for your attention.

Respectfully,

Tim Ziesmer 3565 Ross Rd Sebastopol, CA

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: <u>marilyn wolters</u>

To: PermitSonoma; Lynda Hopkins
Subject: Fw: 16050 Guerneville

**Date:** Thursday, July 20, 2023 10:37:37 AM

### To Whom It May Concern,

I was speaking to my neighbor about the proposal to build 83 units at 16050 Laughlin Rd in Guerneville. He said that, because the project would change the boundaries of the 50 and 100 year flood plain, this would violate CEQA-NEPA. It will increase the damage incurred by floods, which may well become more persistent and frequent in the rainy years that are coming with climate change.

I have already written about the infrastructure issues, but will reiterate that flooding is of major concern to us in this neighborhood and to the school. We can't get out and schoolchildren can't get in when Armstrong Wood Road floods. You may see Rio Nido Rd on your maps as a possible alternate root, but it is very dangerous due to its steep drop-offs and being one-lane. Imagine an elderly person driving it in a downpour! What you are proposing is going to imperil those of us who already live here and those who may move here in the future. We also have frequent power losses. Last season, we were without electricity for five days. These past two weeks, we have already had three blackouts.

Add this to the lack of public transit, narrow roads, traffic, and potential sewer and water limitations.

Please reconsider and eliminate this property from your consideration!

Thanks,

Marilyn Wolters

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM. Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>marilyn wolters</u>

To: PermitSonoma; Lynda Hopkins

**Subject:** 16450 Guerneville

**Date:** Tuesday, July 18, 2023 3:10:17 PM

To Whom It May Concern,

I was speaking to my neighbor about the proposal to build 83 units at 16450 Laughlin Rd in Guerneville. He said that, because the project would change the boundaries of the 50 and 100 year flood plain, this would violate CEQA-NEPA. It will increase the damage incurred by floods, which may well become more persistent and frequent in the rainy years that are coming with climate change.

I have already written about the infrastructure issues, but will reiterate that flooding is of major concern to us in this neighborhood and to the school. We can't get out and schoolchildren can't get in when Armstrong Wood Road floods. You may see Rio Nido Rd on your maps as a possible alternate root, but it is very dangerous due to its steep drop-offs and being one-lane. Imagine an elderly person driving it in a downpour! What you are proposing is going to imperil those of us who already live here and those who may move here in the future. We also have frequent power losses. Last season, we were without electricity for five days. These past two weeks, we have already had three blackouts.

Add this to the lack of public transit, narrow roads, traffic, and potential sewer and water limitations.

Please reconsider and eliminate this property from your consideration!

Thanks,

Marilyn Wolters

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

From: marilyn wolters
To: PermitSonoma

**Subject:** Fw: 16050 Laughlin Road

**Date:** Thursday, July 20, 2023 10:41:53 AM

### Dear Permit Sonoma:

I am submitting my objections to your building the proposed units on Laughlin Road:

We are already isolated by flash flooding of Fife Creek. There are many days when we cannot leave the valley, except by hazardous roads if they are open. How could you consider adding more residents?

Climate change is here and unforeseeable. Runoff from the 83 units on that site will increase flooding drastically. This will impact those here already and increase flooding at the elementary school.

Many of us are elderly and might require urgent care. Additional flooding interferes with our ability to leave the valley should our health demand it.

We are in an area regarded as high fire risk by Cal Fire. We are surrounded by flammable forest. Wildfires are projected to get worse. Building in high risk areas should not be considered.

We have already been evacuated twice for wildfires. Evacuation was difficult with the number of residents who already live here. Adding more would make it so much more difficult.

The county says it is committed to reducing greenhouse gas. There are few jobs in Guerneville, so this would encourage more commuting and make roads more crowded.

Many products and services cannot be purchases in Guerneville, requiring trips to Santa Rosa and beyond. It will be a while before we all have electric cars. This too will increase greenhouse gases.

Is there adequate infrastructure? How much additional infrastructure will be needed for community safety and at what expense?

Can the sewer support this increase? Can the water system?

Thank you very much,

Marilyn Wolters

From: Wil Lyons on behalf of Planner

To: PermitSonoma-Housing

**Subject:** FW: Housing Element Questions **Date:** Thursday, July 20, 2023 12:49:38 PM

**Attachments:** image001.png image002.png

image003.png image004.png image005.jpg

### Wil Lyons

Planner II

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Office: 707-565-7388 | Fax: 707-565-1103



Have Planning Questions? Please review our new Planing and Zoning FAQs Page!

https://permitsonoma.org/divisions/planning/planningandzoningfaqs

Access Permit Sonoma's extensive online services at www.PermitSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

From: Wesley Greason <wesley@bvla.net>
Sent: Thursday, July 20, 2023 12:45 PM
To: Planner <planner@sonoma-county.org>

**Subject:** Housing Element Questions

Greetings, Sonoma County Planning.

My name is Wesley, I'm a broker at Bella Vista Land Advisors. Has Sonoma County added any new sites to its housing element inventory list in the last 90 days? We represent a builder who would like to build in the area. Also, is there a way to be notified whenever the HE is updated? Thank you for your time,

wesley@bvla.net

From: Wil Lyons on behalf of Planner
To: PermitSonoma-Housing

**Subject:** FW: 79 Ely Rd. Petaluma, CA (APN: 047-213-010; 009)

**Date:** Friday, July 21, 2023 4:48:09 PM **Attachments:** Reed Site Aerial (Petaluma).pdf

HEU Excerpt.pdf image001.png image002.png image003.png image004.png image005.jpg

### Wil Lyons

Planner II

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403 Office: 707-565-7388 | Fax: 707-565-1103



Have Planning Questions? Please review our new Planing and Zoning FAQs Page!

https://permitsonoma.org/divisions/planning/planningandzoningfaqs

Access Permit Sonoma's extensive online services at www.PermitSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

From: Blake Wellen <blake@bvla.net> Sent: Friday, July 21, 2023 10:52 AM

To: Planner <planner@sonoma-county.org>

Subject: 79 Ely Rd. Petaluma, CA (APN: 047-213-010; 009)

E

Greetings, Sonoma Planning.

The captioned property is listed in the Housing Element Update as "Other Site Inventory", please see attached aerial and HEU excerpts. What will be the development standard as it relates to multifamily?

Kindly,

Blake Wellen

Bella Vista Land Advisors

Real Estate Brokerage/Investment

DRE #02130931

305 Miller Court

Orinda, CA 94563

Cell (925) 413-0641

Blake@BVLA.net

www.bvla.net

### THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Trinity Investment Group LLC "ANN MILLER REED" - 4.85 Acres at 79 Ely Rd. Petaluma, CA; HEU site; density TBD.

Resources

Account





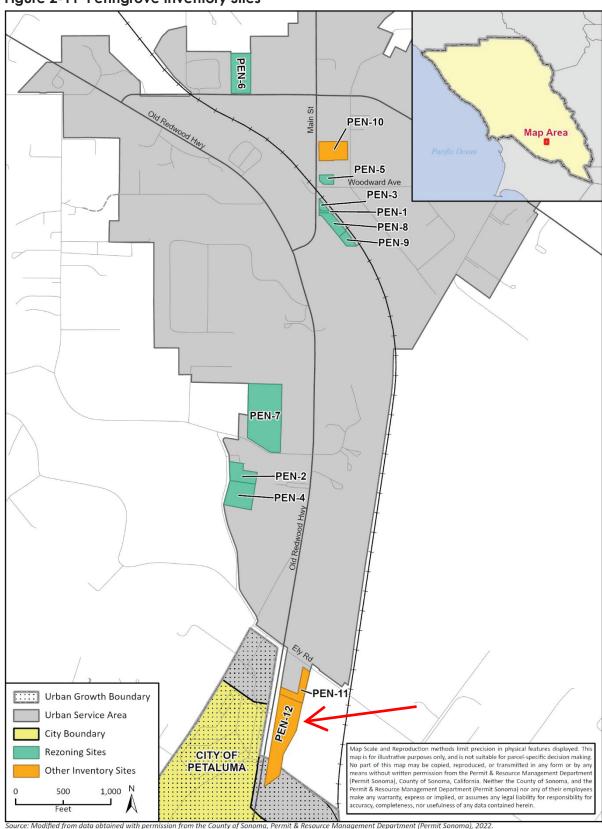
©2023 First American Financial Corporation and/or its affiliates. All rights reserved.

Terms of Use Privacy Policy

1 of 1 7/7/2023, 9:05 AM

## Sonoma County Housing Element Update

Site ID	Site Address	Assessor's Parcel Number	Nearest Community	Corresponding Figure No.	Rezone Site?
GRA-5	8525 Graton Road	130-176-013	Graton	2-6	Yes
SAN-1	3525 Brooks Avenue	134-132-057	South Santa Rosa	2-7	Yes
SAN-2	298 W Robles Avenue	134-111-068	South Santa Rosa	2-7	Yes
SAN-3	3569 Brooks Avenue	134-132-056	South Santa Rosa	2-7	Yes
SAN-4	3345 Santa Rosa Avenue	043-153-021	South Santa Rosa	2-7	Yes
SAN-5	3509 Brooks Avenue	134-132-034	South Santa Rosa	2-7	Yes
SAN-6	3824 Dutton Avenue	134-072-040	South Santa Rosa	2-7	Yes
SAN-7	3280 Dutton Avenue	134-072-038	South Santa Rosa	2-7	Yes
SAN-8	3427 Moorland Avenue	134-111-020	South Santa Rosa	2-7	Yes
SAN-9	150 Todd Road	134-171-059	South Santa Rosa	2-7	Yes
SAN-10	4020 Santa Rosa Avenue	134-192-016	South Santa Rosa	2-7	Yes
SAN-11	3372 Santa Rosa Avenue	044-101-023	Santa Rosa	2-7	No
SAN-12	358 E Robles Avenue	134-132-022	Santa Rosa	2-7	No
SAN-13	3847 Santa Rosa Avenue	134-181-046	Santa Rosa	2-7	No
SAN-14	3847 Santa Rosa Avenue	134-181-047	Santa Rosa	2-7	No
SAN-15	3454 Santa Rosa Avenue	134-132-017	Santa Rosa	2-7	No
SAN-16	3445 Brooks Avenue	134-132-067	Santa Rosa	2-7	No
SAN-17	388 E Robles Avenue	134-132-025	Santa Rosa	2-7	No
GLE-1	950 & 987 Carquinez Avenue 136651 & 13675 Arnold Drive	054-290-057	Glen Ellen	2-8	Yes
GLE-2	No Address	054-290-084	Glen Ellen	2-8	Yes
AGU-1	188 Academy Lane	056-531-005	Agua Caliente	2-9	Yes
AGU-2	211 Old Maple Avenue	056-531-006	Agua Caliente	2-9	Yes
AGU-3	18621 Railroad Avenue	052-272-011	Agua Caliente	2-9	Yes
AGU-4	17881 Riverside Drive	133-150-038	Agua Caliente	2-9	No
PEN-1	10078 Main Street	047-174-009	Penngrove	2-10	Yes
PEN-2	No Address	047-152-020	Penngrove	2-10	Yes
PEN-3	10070 Main Street	047-174-008	Penngrove	2-10	Yes
PEN-4	No Address	047-152-019	Penngrove	2-10	Yes
PEN-5	361 Woodward Avenue	047-173-011	Penngrove	2-10	Yes
PEN-6	355 Adobe Road	047-091-013	Penngrove	2-10	Yes
PEN-7	220 Hatchery Road	047-153-004	Penngrove	2-10	Yes
PEN-8	206 & 11790 Main Street	047-166-023	Penngrove	2-10	Yes
PEN-9	11830 Main Street	047-166-025	Penngrove	2-10	Yes
PEN-10	10004 Main Street	047-173-016	Penngrove	2-10	No
PEN-11	5500 Old Redwood Highway	047-213-009	Penngrove	2-10	No
PEN-12	Old Redwood Highway	047-213-010	Penngrove	2-10	No
PET-1	1085 Bodega Avenue	019-090-003	Petaluma	2-11	Yes
PET-2	1105 Bodega Avenue	019-090-053	Petaluma	2-11	Yes
PET-3	1155 Bodega Avenue	019-090-004	Petaluma	2-11	Yes



Data and/or analysis depicted may be altered from the original Permit Sonoma dataset source therefore not representative of Permit Sonoma data; Esri.

Figure 2-11 Penngrove Inventory Sites

From: Matt Jorgensen

To: PermitSonoma-Housing; PermitSonoma; PlanningAgency
Subject: Re: Opposition to 3280 Hicks Road Proposed Upzoning

**Date:** Thursday, July 20, 2023 5:32:33 PM

Dear Sonoma County Planning Department,

I wanted to follow-up with a note of sincere gratitude for you all hearing the concerns of Graton residents, and proposing the high-density infill move from Hicks to the more suitable commercial property along Ross road.

I also want to acknowledge the challenge of balancing various community concerns while trying to meet the overall increase in (esp affordable) housing stock that we all know Sonoma County needs.

As I mentioned today, I am beginning to setup a citizen group (starting here in Graton) to inform and advocate for inclusive, equitable projects that advance joyful, healthful mixed-income, mixed-density community. We're exploring a couple of local community land trust and development projects, but if there's ever an opportunity for our group to be of service to this commission, please let us know.

With care, Matt

--

## **Matt Jorgensen**

he/him/his 860.614.3361 Facebook Linkedin Twitter

On Jul 17, 2023, at 5:26 PM, Matt Jorgensen <mattijorgensen@gmail.com> wrote:

Sonoma County Planning Department 2550 Ventura Avenue Santa Rosa, CA 95403

Subject: Environmental Concerns Regarding Proposed Zoning Change on Hicks Road

Dear Sonoma County Planning Department,

I am writing to express my deep concerns regarding the proposed zoning change on Hicks Road, specifically in relation to the potential environmental impact and the inadequate consideration of surface water runoff in the area. As a resident of Brush Street, located immediately downhill from the proposed zoning change, I have experienced firsthand the detrimental effects of regular flooding on my property. Our basement flooded this year due to

#### surface runoff.

I would like to emphasize the importance of revisiting and producing a more comprehensive and realistic environmental impact report that fully addresses the realities of surface water runoff in the vicinity. Based on my understanding of the current report, it appears that the potential consequences of increased surface water runoff resulting from the proposed zoning change have been underestimated. This oversight could lead to severe environmental damage, including heightened flood risks and detrimental effects on local ecosystems.

Considering the existing flooding issues experienced on my property and the potential exacerbation of these issues with the proposed zoning change, I kindly request that the County planning department take these concerns seriously and undertake additional assessments to accurately evaluate the potential environmental impact. It is crucial that the well-being of both the community and the natural environment be thoroughly considered and protected.

Furthermore, I would like to propose that, if a zoning change is deemed necessary, the County planning department strongly consider a significantly smaller change in zoning than the proposed 20 units per acre. Given the sensitive nature of the area and the known issues with flooding, it is vital to adopt a cautious and conservative approach to development to ensure the long-term sustainability and resilience of the region.

Thank you for your attention to this matter. I trust that you will give careful consideration to the concerns raised by the community members affected by this proposed zoning change. I look forward to receiving updates on the progress and actions taken in response to these concerns.

Sincerely,

Matt 3130 Brush Street, Graton resident

Matt Jorgensen he/him/his

860.614.3361

<u>Facebook Linkedin Twitter</u>

From: <u>Eric Gage</u>

**To:** <u>PermitSonoma-Housing</u>

**Subject:** FW: language that might be helpful for Housing Element

**Date:** Wednesday, July 19, 2023 9:58:13 AM

Attachments: image001.png

From: caitlin cornwall < caitlin@sonomavalleycollaborative.org>

**Sent:** Tuesday, July 18, 2023 5:01 PM **To:** Jane Riley < <u>iriley@4leafinc.com</u>>

Subject: language that might be helpful for Housing Element

Hi Jane!

I can't submit another public comment, apparently, since I spoke as SVC last week, but in our weekly meeting just now with Cal at Gen H, Margaret at Legal Aid, Fred at Sonoma Valley Housing Group, and others, we came up with this...

It appears that a majority of Planning Commissioners support development of several policies that are not directly implemented by the Housing Element. To help assure these policies actually develop in a reasonable time, several housing orgs request revisions to Program 31. Showing a commitment to developing these policies will help Sonoma County and its housing organizations obtain funding to accelerate policy development and adoption.

Add a new action to Program 31, <u>31d The HEIG will bring policy options to the Planning Commission on the following topics:</u>

- 1. Taxing vacant homes. Timeline: End of 2024.
- 2. Rental registry and proactive rental inspection program. Timeline: End of 2024.
- 3. Limit the number of short-term vacation rentals. Timeline: End of 2024.
- 4. Rent stabilization. Timeline: End of 2024.
- 5. Just-cause eviction. Timeline: End of 2025.
- 6. <u>Constraining the size of some homes to create more-affordable unsubsidized homes without constraining development. Timeline: End of 2025</u>
- 7. Right-sizing the inclusionary requirements to respond to varying situations. Timeline: End of 2026.

Caitlin Cornwall, Project Director Sonoma Valley Collaborative www.sonomavalleycollaborative.org (707) 322-1400

I rarely check email on weekends or evenings.

Use our <u>policy platform</u> to advocate for homes for a sustainable Sonoma Valley!



From: <u>marilyn wolters</u>

To: <u>PermitSonoma</u>; <u>Lynda Hopkins</u>

**Subject:** 16450 Guerneville

**Date:** Tuesday, July 18, 2023 3:10:17 PM

To Whom It May Concern,

I was speaking to my neighbor about the proposal to build 83 units at 16450 Laughlin Rd in Guerneville. He said that, because the project would change the boundaries of the 50 and 100 year flood plain, this would violate CEQA-NEPA. It will increase the damage incurred by floods, which may well become more persistent and frequent in the rainy years that are coming with climate change.

I have already written about the infrastructure issues, but will reiterate that flooding is of major concern to us in this neighborhood and to the school. We can't get out and schoolchildren can't get in when Armstrong Wood Road floods. You may see Rio Nido Rd on your maps as a possible alternate root, but it is very dangerous due to its steep drop-offs and being one-lane. Imagine an elderly person driving it in a downpour! What you are proposing is going to imperil those of us who already live here and those who may move here in the future. We also have frequent power losses. Last season, we were without electricity for five days. These past two weeks, we have already had three blackouts.

Add this to the lack of public transit, narrow roads, traffic, and potential sewer and water limitations.

Please reconsider and eliminate this property from your consideration!

Thanks,

Marilyn Wolters

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>Davida Brookfield</u>

To: PermitSonoma-Housing; PlanningAgency; Lynda Hopkins

**Subject:** EIR in regards to FOR-4 Site

**Date:** Wednesday, July 19, 2023 11:07:54 AM

To Housing Element Team,

I have lived in Forestville, Ca since 1972 and have seen the growth and what I feel it can support. The Burbank Housing was a smart idea that allowed folks to purchase a home and be part of the process. There was no "being part" of anything with the rezoning of the chosen sites. As law abiding citizens we vote people into office because they are supposed to "represent" the citizens, not dictate without any warning or inclusion. Many of us never saw the original letter from the county regarding the Zoning changes and EIR study.

The State of California per Gavin Newsom has "mandated" more housing for low and low, low income onto properties that **cannot** support potential increase of sewer, water and other needed infrastructure. They chose parcels that are clearly "Rural" residential area's that don't have the proper road infrastructure to handle the increased traffic, especially during an emergency exit (such as wild fires)The entrance to FOR-4 off Van Keppel is an example. A gravel road off a 2 lane country road is not intended for the amount of people you are considering in the future.

It is very upsetting that some person in an office looked at google maps did a site survey (EIR) and could not see how this would impact the people who live on the border of such sites. FOR-4 is not close to the services you envision, there is no police department, a limited Fire Department, 1 grocery store that is expensive and not a short walking distance. The center of town has a few eateries but they are not intended for low to very low income families, plus there are few jobs in the town, so most people would be getting in their car to travel outside the area for employment.

In your report it stated that water, sewer and overall category listed Forestville as:

"Category 3- **LIKELY inadequate** as is, MAY require significant improvements" MAY should be changed to WILL. So that in itself could take many years...

I could go on, but bottom line is you have caused so much stress for other land owners, the potential loss of property value between 300-400K for anyone who border those re-zoned sites. You should also be aware that **FOR-4** is a corridor for cotton tail rabbits, bobcats, skunks, racoons, possums, foxes and a myriad variety of birds and insects. The land "as is" provides access to other properties where they can hunt, give birth and THRIVE.. The vineyards have stripped away their habitat and now the idea of removing nature with the possibility that it all will be replaced with ugly lighting, pavement, car noises, increased police issues (fact for all Apartment dwellings). I too implore you to remove FOR-4 site from your consideration.

Sincerely,

Davida Brookfield (in regards to FOR-4 site)

From: <u>Elisa Stanci</u>

To: PermitSonoma-Housing; kim@sonomavalleycollaborative.org
Subject: Support for Sonoma Valley Collaborative recommendations

**Date:** Wednesday, July 19, 2023 9:15:06 PM

Dear Permit Sonoma staff and consultants to the Housing Element,

I am Elisa Stancil Levine, a member of Sonoma Valley Collaborative and a homeowner in Glen Ellen.

We need Sonoma County to Affirmatively Further Fair Housing by putting accessible, affordable housing in high-resource neighborhoods. I support recommendations put forth by Sonoma Valley Collaborative and its members.

In particular I strongly support co-housing and low income housing at SDC and increased and efficient public transportation throughout the valley and the county. I also support taxing vacant housing and curtailing vacation rentals.

From: <u>Eric Gage</u>

To: <u>PermitSonoma-Housing</u>

Subject: FW: HE public comment for 7/20 PC meeting: County HE and ID of DUCs (disadvantaged unincorporated

communities)?

**Date:** Wednesday, July 19, 2023 8:11:29 AM

From: Fred Allebach <fallebach@gmail.com> Sent: Wednesday, July 19, 2023 7:35 AM

**To:** Eric Gage <Eric.Gage@sonoma-county.org>; Ross Markey <Ross.Markey@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Jane <jriley@4leafinc.com>; Bradley Dunn <Bradley.Dunn@sonoma-county.org>; Katrina Braehmer <Katrina.Braehmer@sonoma-county.org> **Subject:** HE public comment for 7/20 PC meeting: County HE and ID of DUCs (disadvantaged unincorporated communities)?

#### Good morning,

A question for you: Will the County Housing Element *identify, describe, and map any DUC* island, fringe, or legacy communities inside its boundaries?

In terms of unincorporated Sonoma Valley, IMO there is a clear, cross-Block Group, Latino, lower income community of interest that meets DUC demographic, geographic, and median household income status. What geographic, population, and median household income data sources and methodology will the County use to ID its DUCs? Where can I find this material in the County Housing Element draft?

The County EJ Element and EJ Communities are not the same as DUCs. DUCs are defined by SB-244, by location, geographic/ population unity, and at 80% or less than state median household income. If the County maintains that a Tract-level analysis is adequate to ID DUCs, bc it is too much work to do a Block Group level analysis, I submit here that this would not be a good enough effort bc so many potential DUC community members would be lost with a Tract-only approach.

The County could piggy-back its HE DUC section onto the in-process LAFCO/ Plan West County DUC ID study, if that will be done in time and to crib off of to be used in the HE. For LAFCO and SB-244 purposes, a Tract level is not fine grained enough. I'm assuming we want to see the actual and most accurate for County DUCs and by SB-244, minimum DUC status starts with at least 12 registered voters or a cluster of 10 homes where the MHI is 80% or less than state MHI. By SB-244, DUCs can be "all *or a portion of* a community" and thus IMO, at least a Block Group level DUC analysis is called for in the County HE.

"Just as LAFCos must identify and characterize DUCs within spheres of influence, so too are cities and counties required to update the land use element of their general plans to identify, describe, and map any DUC island, fringe, or legacy communities inside or near their boundaries. Cities and counties were required to complete this identification on or before the due date for the adoption of their next housing element."

https://www.smwlaw.com/2022/03/30/sb-244-focus-on-disadvantaged-unincorporated-communities-in-land-use-planning/

This above quote says cities and Sonoma County must do this DUC ID separate from LAFCO. But since DUCs are a population category defined by SB-244 and LAFCO law, County analysis has to use the LAFCO definition of a DUC.

You may want to consider HE DUC location along with the site inventory, bc where there are DUCs and where there are TCAC Highest Resource Opportunity Areas of concentrated wealth, there is need for Very Low and Low income HE site inventory, for example, various pipeline/in-process projects in Sonoma Valley (SDC, Hanna, MidPen/ Verano Ave add up to maybe 400+lower-income units and SV has the DUC need for these units.

Sonoma Valley, as a fractal of County land use, has a limited-size unincorporated USA that has TCAC Highest Resource Opportunity Areas encroaching more and more on the urban core and thus driving up prices, housing cost burden, and the COL for the DUCs here. The most vocal, landed, property-owning, elder whites here clearly prefer little change and want to use the HE and other land use rules and Plans like the SSP to essentially build a regulatory wall to keep out any higher density, anywhere. This, however, acts to externalize the Valley's equity issues and allows a growing concentration of wealth, which is against AFFH law.

With housing and land use, we have to play the hand we are dealt and not the hands we hope we might have; this means having to address County DUCs' housing needs and to make sure that housing for them covers the Three Ps: preserve, protect, and produce. Stay tuned for my next comment on protecting tenants in the HE

very best,

Fred Allebach

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: randy cook

To: PermitSonoma-Housing
Cc: Sonoma Valley Collaborative

**Subject:** Support for Sonoma Valley Collaborative recommendations

**Date:** Wednesday, July 19, 2023 9:22:14 PM

Dear Permit Sonoma staff and consultants to the Housing Element,

I am Randy Cook, a former Sonoma City Planning Commissioner (2001-2009). I cannot attend today's meeting, but I want to let you know that we desperately need Sonoma County to Affirmatively Further Fair Housing by putting accessible, affordable housing in high-resource neighborhoods. I support recommendations put forth by Sonoma Valley Collaborative and its members.

My housecleaner and her husband are two of the hardest-working people I know. They are honest, kind, and dedicated to our community. Yet they can barely afford the monthly rent on their little house on Arnold Drive. I fear we will lose them and other good people that do our work, unless we build accessible, affordable housing in high-resource neighborhoods such as I have the good fortune to live in on Sonoma Eastside. I would be delighted if someone could build high-density housing near me!

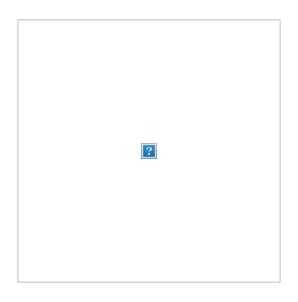
So please, make it possible for the workers we all need to stay and live in Sonoma County. No neighborhood should be excluded from consideration for affordable housing, because it is in ALL our interests to build the accessible, affordable housing our economy and our way of life require.

Sincerely, Randall T. Cook 280 E. MacArthur St. Sonoma, CA

From: Sonoma Valley Collaborative
To: PermitSonoma-Housing
Subject: IT"S TIME TO SAY YES TO HOUSING!

**Date:** IT'S TIME TO SAY YES TO HOUSING! Wednesday, July 19, 2023 6:19:43 PM

View this email in your browser



Sonoma County needs to hear you say YES to affordable, integrated housing!

There's an urgent need for people to speak up for affordable housing Thursday July 20 between 1:30 and 3:00 pm.

Sonoma County's Planning Commission will deliberate Thursday over the <u>County's Housing Element</u>. They are resisting allowing lower-cost, higher-density homes in some of Sonoma County's most resourced and desirable neighborhoods. Members of the Sonoma Valley Collaborative Council will speak...and so should you!

Text or phone Caitlin Cornwall, Project Director of Sonoma Valley Collaborative, at 707.322.1400 if you want help crafting your comment or if you'd like her to text you when it's time to get on the Zoom meeting.

#### **Instructions:**

- You will have 2 minutes to speak, so practice a little.
- Join the remotely at 1:30 or so. <u>Join Zoom Meeting</u>. By phone 1 (669) 900-9128.
   Webinar ID 956 5905 8153. Password 879124. In-person is better: <u>Board of Supervisors Chambers</u>, <u>575 Administration Drive</u>, <u>Room 102A</u>, <u>Santa Rosa</u>.

- When it's time for "public comment," raise your hand in the Zoom app.
- When they call on you, say your name and who you are speaking for. Say your organization is a member, or that you are a supporter, of Sonoma Valley Collaborative.
- This is the main message: We need Sonoma County to Affirmatively Further Fair Housing by putting accessible, affordable housing in high-resource neighborhoods.
- Add your own twist: What housing struggles are you or your constituencies facing? Tell a story. Feel free to be dramatic; we're in a major housing crisis that is making people suffer and move away, and degrading the county's economy.

Thank you to everyone who emailed their endorsement of <u>SVC's statement last</u> week.

We also want someone to read some of the searing quotes SVC has gathered from Sonoma Valley teens and adults who most need better housing policy. If you can do this, please contact Caitlin at 707.322.1400.

## E-MAIL YOUR STATEMENT NOW

## Take-Aways from the July 13 Housing Element meeting: Good news, bad news, and uncertainties.

#### Good news

- The draft Housing Element includes several elements SVC asked for, including
  frequent surveys to track the affordability of ADUs (back yard granny units),
  language that is specific and accountable with faster milestones, commitments to
  partner with housing land trusts to reduce the cost of home ownership, Universal
  Design in all new subdivisions, and many targeted changes to allow a greater
  density and types of homes on many types of parcels.
- Even where the County will only commit to "exploring" better policies, that
  commitment creates opportunity for groups like SVC and its partners to raise
  money to work with the County to develop great policies faster.
   A majority of the Planning Commission supports developing and adopting in the
  near future several policies that SVC advocates: taxing vacant homes, reducing
  vacation rentals over time, streamlining the process for good projects, tying rent
  increases to cost-of-living increases, creating just-cause eviction policy, and

preventing conversion of mobile home parks.

#### Bad news

 Planning Commissioners want to remove the option for denser housing from many parcels in "high-resource" neighborhoods

Some of the parcels to be rezoned for greater density are problematic: they are too close to creeks, on steep slopes, hard to access, etc. The County is in a tough spot. It is required to plan for a huge number of units. Staff has done their best, only counting homes that could be built on the more-feasible portions of these sites.

• The draft policies that affect renters are so weak that they will not stop the hemorrhaging losses of young people, lower-income people, and fixed-income people from Sonoma County. The political will is not yet in place to adopt known, effective, moderate policies. Several policies SVC wants have been punted off for later development, possibly years away.

#### Uncertainties

Will the state--with its strong pro-housing stance--approve the next version of the County's Housing Element? It might depend on the July 20 meeting. If the state approves it, SVC will dive into accelerating its implementation. If not, Sonoma County will face repercussions, and SVC will be there for the next round of input.

## SVC's Statement on July 13

Sonoma Valley Collaborative is a coalition of almost 30 constituencies working together in Sonoma Valley to increase housing affordability, because housing affordability is the single issue causing the most harm across the widest number of sectors in our community.

SVC asks for specific policies that help keep renters—workers, families, young people, elders, artists—in their affordable homes. This whole category of policies is nearly missing from the draft Housing Element. Housing production alone is insufficient; we must also stop the losses of people from Sonoma County.

SVC asks for faster action to reduce the number of vacation rentals and empty homes that now make up about 10% of Sonoma Valley's housing stock.

SVC asks for special protections for mobile home parks, an important source of

unsubsidized affordable housing in Sonoma Valley, including measures preventing senior mobile home parks from converting to all-ages parks.

Lastly, to put a human face to SVC's asks, we highlight a number of searing quotes from Sonoma Valley people—including teens, Latina moms, business owners, and more—who struggle with housing, collected by SVC with permission.

## READ OUR FULL JULY 13 PUBLIC LETTER

**Your voice matters!** We already won 21 of the 26 housing affordability policies we advocated for in the City of Sonoma Housing Element, in many cases writing policies that the City of Sonoma adopted word-for-word. This could only happen with the unprecedented **UNITED VOICE** of the Sonoma Valley Collaborative and our supporters. Thank you for joining us in advocating for improvements to the Sonoma County Housing Element, which impacts most of Sonoma Valley's communities.

Thank you, from the entire Sonoma Valley Collaborative Council!



DONATE TO SONOMA VALLEY COLLABORATIVE



Visit our website Contact us

This email was sent to PermitSonoma-Housing@sonoma-county.org

why did I get this? unsubscribe from this list update subscription preferences

Sonoma Valley Collaborative · PO Box 1486 · Eldridge, Ca 95431 · USA

From: <u>Tim Ziesmer</u>

To: <u>PermitSonoma-Housing</u>

**Subject:** EIR for 3400 Ross Rd re-zoning - Speeding danger

**Date:** Wednesday, July 19, 2023 12:58:17 PM

#### **EXTERNAL**

Dear Madame or Sir,

Regarding the EIR for re-zoning 3400 Ross Rd, as a resident of 3565 Ross Rd, I have grave concerns about increased traffic from Workforce Housing. Speeding is already a big problem on this street. I live at the blind bend, so crossing the street to get my mail can be dangerous, and I have already had a few close-calls, nearly getting hit. The speed limit on this stretch should be lowered from 35 to 25 mph.

Thank you for your attention.

Respectfully,

Tim Ziesmer 3565 Ross Rd Sebastopol, CA

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: <u>Lauren Feldman</u>

To: PermitSonoma-Housing; +kim@sonomavalleycollaborative.org

Subject: Support for Sonoma Valley Collaborative recommendations

**Date:** Thursday, July 20, 2023 2:56:43 PM

Dear Permit Sonoma staff and consultants to the Housing Element,

My name is Lauren Feldman and I am one of the owners of Valley bar and bottle, in Sonoma. I live in the springs but work right on the plaza.

I believe we need Sonoma County to Affirmatively Further Fair Housing by putting accessible, affordable housing in high-resource neighborhoods. I support recommendations put forth by Sonoma Valley Collaborative and its members.

Not only is it simply something that the city of Sonoma NEEDS to meet standards, it has the potential to make it so much easier to staff our business, to make it safer for our staff to make it home after a late night of work rather than driving far from their place of work to their homes, and it would provide beneficial diversity to our local community. We need to stop saying that we care about this cause and start SHOWING that we care about this cause. Our young people need to be able to afford to live in this community!

Thank you for your consideration. Lauren

From: Maite Iturri

To: <u>PermitSonoma-Housing</u>

Cc: Kim Jones

**Subject:** Support for Sonoma Valley Collaborative recommendations

**Date:** Thursday, July 20, 2023 10:59:10 AM

Dear Permit Sonoma staff and consultants to the Housing Element,

I, Maite Iturri, support the following public comment made by Sonoma Valley Collaborative:

There are many good proposed actions in the Draft, but as a whole it is not strong enough or innovative enough to respond to the crushing housing affordability crisis we face in Sonoma County. We need a Housing Element that courageously tackles the evidence of this crisis: Permit Sonoma's own public engagement, the census, the Portrait of Sonoma County, the cascading closures of local businesses, and the heart-breaking housing struggles related by residents.

Facing the demographic evidence of Sonoma County losing so many of the people who make our County thrive, it's clear we need a Housing Element that forcefully changes our course. The Draft is not there yet. HCD also asks the County to "go beyond status quo."

Most importantly, the Draft omits an entire category of proven housing policies that help keep renters in their homes. We agree with Table 2 in the Draft, that "Displacement of residents due to economic pressures" is the highest priority factor that contributes to Sonoma County's fair housing issues. But Program 5, supposedly designed to prevent displacement, is inadequate. Its emphasis on housing production is misguided. Sonoma County can't rely solely on housing production, on meeting the RHNA, to stop our hemorrhaging losses of workers, families, seniors, and so many others. We must also protect people from losing their existing affordable homes, after which many leave the County.

#### Program 5: Displacement Avoidance

Sonoma Valley Collaborative asks that these policies be added to Program 5 or elsewhere: rent stabilization (not rent control or a rent cap), which limits rent increases to a percentage of inflation just-cause eviction policy, which protects tenants from being evicted unless there's a specific justification, such as nonpayment of rent.

a rental registry, so that Sonoma County can track affordability, displacement, habitability, evictions, and other trends

Rent stabilization and/or just-cause protections exist in over 30 California cities and counties and have a track record of success.

#### Program 8: Protect Residential Lands and Units

Our members want faster, more vigorous action to reduce the number of vacation rentals and empty homes. Having over 10% of homes be unavailable to residents is not acceptable. We ask that the timeline in 8b for presenting policy options to the Board be accelerated to the end of 2024, not 2025.

#### Program 3: Protections for Mobile Home Parks

Mobile homes are a major source of unsubsidized affordable housing in Sonoma Valley and county-wide. On July 11, the Board of Supervisors directed staff to prepare for a Board item to amend the MHRSO on August 15, 2023. We ask that Action 3a be changed from "Continue to implement" the existing ordinance (which allows an annual space rent increase of 100% of the change in the Bay Area CPI, or 6%, whichever is less) to "Amend the Mobilehome Rent Stabilization Ordinance to limit space rent increases to no more than 4%, or 70% of the change in CPI (whichever is less)." The timeline for adopting the amendment should be mid-2024.

Program 15: Review and Update Zoning Code and General Plan

We ask that you add an ordinance to Program 15 creating a senior housing overlay district that would prevent designated senior mobilehome parks from being converted to all-ages parks. This will protect affordable housing options for seniors in the County and stop erosion of affordability of the existing senior parks. Many jurisdictions have senior housing overlay district, including Yucaipa, San Juan Capistrano, Huntington Beach, Ventura County, City of Ventura, and Santa Barbara.

I am a Springs resident and work closely with the vulnerable communities in our are. We are loosing families at a dramatic rate because of housing. We are going to a a childless county.

Thank you! Maite
maite
"when the power of love overcomes the love of power the world will know peace"
mahatma gandhi

From: <u>marilyn wolters</u>

To: PermitSonoma; Lynda Hopkins
Subject: Fw: 16050 Guerneville

**Date:** Thursday, July 20, 2023 10:37:37 AM

#### To Whom It May Concern,

I was speaking to my neighbor about the proposal to build 83 units at 16050 Laughlin Rd in Guerneville. He said that, because the project would change the boundaries of the 50 and 100 year flood plain, this would violate CEQA-NEPA. It will increase the damage incurred by floods, which may well become more persistent and frequent in the rainy years that are coming with climate change.

I have already written about the infrastructure issues, but will reiterate that flooding is of major concern to us in this neighborhood and to the school. We can't get out and schoolchildren can't get in when Armstrong Wood Road floods. You may see Rio Nido Rd on your maps as a possible alternate root, but it is very dangerous due to its steep drop-offs and being one-lane. Imagine an elderly person driving it in a downpour! What you are proposing is going to imperil those of us who already live here and those who may move here in the future. We also have frequent power losses. Last season, we were without electricity for five days. These past two weeks, we have already had three blackouts.

Add this to the lack of public transit, narrow roads, traffic, and potential sewer and water limitations.

Please reconsider and eliminate this property from your consideration!

Thanks,

Marilyn Wolters

From: marilyn wolters
To: PermitSonoma

**Subject:** Fw: 16050 Laughlin Road

**Date:** Thursday, July 20, 2023 10:41:53 AM

#### Dear Permit Sonoma:

I am submitting my objections to your building the proposed units on Laughlin Road:

We are already isolated by flash flooding of Fife Creek. There are many days when we cannot leave the valley, except by hazardous roads if they are open. How could you consider adding more residents?

Climate change is here and unforeseeable. Runoff from the 83 units on that site will increase flooding drastically. This will impact those here already and increase flooding at the elementary school.

Many of us are elderly and might require urgent care. Additional flooding interferes with our ability to leave the valley should our health demand it.

We are in an area regarded as high fire risk by Cal Fire. We are surrounded by flammable forest. Wildfires are projected to get worse. Building in high risk areas should not be considered.

We have already been evacuated twice for wildfires. Evacuation was difficult with the number of residents who already live here. Adding more would make it so much more difficult.

The county says it is committed to reducing greenhouse gas. There are few jobs in Guerneville, so this would encourage more commuting and make roads more crowded.

Many products and services cannot be purchases in Guerneville, requiring trips to Santa Rosa and beyond. It will be a while before we all have electric cars. This too will increase greenhouse gases.

Is there adequate infrastructure? How much additional infrastructure will be needed for community safety and at what expense?

Can the sewer support this increase? Can the water system?

Thank you very much,

Marilyn Wolters

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Matt Jorgensen

To: PermitSonoma-Housing; PermitSonoma; PlanningAgency
Subject: Re: Opposition to 3280 Hicks Road Proposed Upzoning

**Date:** Thursday, July 20, 2023 5:32:38 PM

Dear Sonoma County Planning Department,

I wanted to follow-up with a note of sincere gratitude for you all hearing the concerns of Graton residents, and proposing the high-density infill move from Hicks to the more suitable commercial property along Ross road.

I also want to acknowledge the challenge of balancing various community concerns while trying to meet the overall increase in (esp affordable) housing stock that we all know Sonoma County needs.

As I mentioned today, I am beginning to setup a citizen group (starting here in Graton) to inform and advocate for inclusive, equitable projects that advance joyful, healthful mixed-income, mixed-density community. We're exploring a couple of local community land trust and development projects, but if there's ever an opportunity for our group to be of service to this commission, please let us know.

With care, Matt

--

### **Matt Jorgensen**

he/him/his 860.614.3361 Facebook Linkedin Twitter

On Jul 17, 2023, at 5:26 PM, Matt Jorgensen <mattijorgensen@gmail.com> wrote:

Sonoma County Planning Department 2550 Ventura Avenue Santa Rosa, CA 95403

Subject: Environmental Concerns Regarding Proposed Zoning Change on Hicks Road

Dear Sonoma County Planning Department,

I am writing to express my deep concerns regarding the proposed zoning change on Hicks Road, specifically in relation to the potential environmental impact and the inadequate consideration of surface water runoff in the area. As a resident of Brush Street, located immediately downhill from the proposed zoning change, I have experienced firsthand the detrimental effects of regular flooding on my property. Our basement flooded this year due to

#### surface runoff.

I would like to emphasize the importance of revisiting and producing a more comprehensive and realistic environmental impact report that fully addresses the realities of surface water runoff in the vicinity. Based on my understanding of the current report, it appears that the potential consequences of increased surface water runoff resulting from the proposed zoning change have been underestimated. This oversight could lead to severe environmental damage, including heightened flood risks and detrimental effects on local ecosystems.

Considering the existing flooding issues experienced on my property and the potential exacerbation of these issues with the proposed zoning change, I kindly request that the County planning department take these concerns seriously and undertake additional assessments to accurately evaluate the potential environmental impact. It is crucial that the well-being of both the community and the natural environment be thoroughly considered and protected.

Furthermore, I would like to propose that, if a zoning change is deemed necessary, the County planning department strongly consider a significantly smaller change in zoning than the proposed 20 units per acre. Given the sensitive nature of the area and the known issues with flooding, it is vital to adopt a cautious and conservative approach to development to ensure the long-term sustainability and resilience of the region.

Thank you for your attention to this matter. I trust that you will give careful consideration to the concerns raised by the community members affected by this proposed zoning change. I look forward to receiving updates on the progress and actions taken in response to these concerns.

Sincerely,

Matt 3130 Brush Street, Graton resident

Matt Jorgensen he/him/his

860.614.3361

<u>Facebook Linkedin Twitter</u>

From: Wil Lyons on behalf of Planner

To: PermitSonoma-Housing

**Subject:** FW: Housing Element Questions **Date:** Thursday, July 20, 2023 12:49:38 PM

**Attachments:** image001.png image002.png

image003.png image004.png image005.jpg

#### Wil Lyons

Planner II

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Office: 707-565-7388 | Fax: 707-565-1103



Have Planning Questions? Please review our new Planing and Zoning FAQs Page!

https://permitsonoma.org/divisions/planning/planningandzoningfaqs

Access Permit Sonoma's extensive online services at www.PermitSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

**From:** Wesley Greason <wesley@bvla.net> **Sent:** Thursday, July 20, 2023 12:45 PM **To:** Planner <planner@sonoma-county.org>

**Subject:** Housing Element Questions

Greetings, Sonoma County Planning.

My name is Wesley, I'm a broker at Bella Vista Land Advisors. Has Sonoma County added any new sites to its housing element inventory list in the last 90 days? We represent a builder who would like to build in the area. Also, is there a way to be notified whenever the HE is updated? Thank you for your time,

wesley@bvla.net

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Wil Lyons on behalf of Planner
To: PermitSonoma-Housing

**Subject:** FW: 79 Ely Rd. Petaluma, CA (APN: 047-213-010; 009)

**Date:** Friday, July 21, 2023 4:48:09 PM **Attachments:** Reed Site Aerial (Petaluma).pdf

HEU Excerpt.pdf image001.png image002.png image003.png image004.png image005.jpg

#### Wil Lyons

Planner II

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403 Office: 707-565-7388 | Fax: 707-565-1103



Have Planning Questions? Please review our new Planing and Zoning FAQs Page!

https://permitsonoma.org/divisions/planning/planningandzoningfaqs

Access Permit Sonoma's extensive online services at www.PermitSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

From: Blake Wellen <blake@bvla.net> Sent: Friday, July 21, 2023 10:52 AM

To: Planner <planner@sonoma-county.org>

Subject: 79 Ely Rd. Petaluma, CA (APN: 047-213-010; 009)

Greetings, Sonoma Planning.

The captioned property is listed in the Housing Element Update as "Other Site Inventory", please see attached aerial and HEU excerpts. What will be the development standard as it relates to multifamily?

Kindly,

Blake Wellen

Bella Vista Land Advisors

Real Estate Brokerage/Investment

DRE #02130931

305 Miller Court

Orinda, CA 94563

Cell (925) 413-0641

Blake@BVLA.net

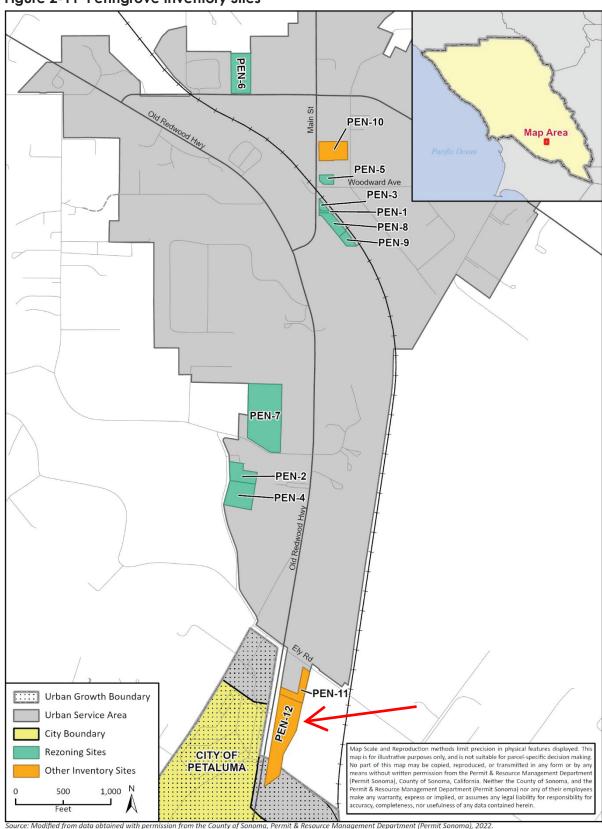
www.bvla.net

#### THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

## Sonoma County Housing Element Update

Site ID	Site Address	Assessor's Parcel Number	Nearest Community	Corresponding Figure No.	Rezone Site?
GRA-5	8525 Graton Road	130-176-013	Graton	2-6	Yes
SAN-1	3525 Brooks Avenue	134-132-057	South Santa Rosa	2-7	Yes
SAN-2	298 W Robles Avenue	134-111-068	South Santa Rosa	2-7	Yes
SAN-3	3569 Brooks Avenue	134-132-056	South Santa Rosa	2-7	Yes
SAN-4	3345 Santa Rosa Avenue	043-153-021	South Santa Rosa	2-7	Yes
SAN-5	3509 Brooks Avenue	134-132-034	South Santa Rosa	2-7	Yes
SAN-6	3824 Dutton Avenue	134-072-040	South Santa Rosa	2-7	Yes
SAN-7	3280 Dutton Avenue	134-072-038	South Santa Rosa	2-7	Yes
SAN-8	3427 Moorland Avenue	134-111-020	South Santa Rosa	2-7	Yes
SAN-9	150 Todd Road	134-171-059	South Santa Rosa	2-7	Yes
SAN-10	4020 Santa Rosa Avenue	134-192-016	South Santa Rosa	2-7	Yes
SAN-11	3372 Santa Rosa Avenue	044-101-023	Santa Rosa	2-7	No
SAN-12	358 E Robles Avenue	134-132-022	Santa Rosa	2-7	No
SAN-13	3847 Santa Rosa Avenue	134-181-046	Santa Rosa	2-7	No
SAN-14	3847 Santa Rosa Avenue	134-181-047	Santa Rosa	2-7	No
SAN-15	3454 Santa Rosa Avenue	134-132-017	Santa Rosa	2-7	No
SAN-16	3445 Brooks Avenue	134-132-067	Santa Rosa	2-7	No
SAN-17	388 E Robles Avenue	134-132-025	Santa Rosa	2-7	No
GLE-1	950 & 987 Carquinez Avenue 136651 & 13675 Arnold Drive	054-290-057	Glen Ellen	2-8	Yes
GLE-2	No Address	054-290-084	Glen Ellen	2-8	Yes
AGU-1	188 Academy Lane	056-531-005	Agua Caliente	2-9	Yes
AGU-2	211 Old Maple Avenue	056-531-006	Agua Caliente	2-9	Yes
AGU-3	18621 Railroad Avenue	052-272-011	Agua Caliente	2-9	Yes
AGU-4	17881 Riverside Drive	133-150-038	Agua Caliente	2-9	No
PEN-1	10078 Main Street	047-174-009	Penngrove	2-10	Yes
PEN-2	No Address	047-152-020	Penngrove	2-10	Yes
PEN-3	10070 Main Street	047-174-008	Penngrove	2-10	Yes
PEN-4	No Address	047-152-019	Penngrove	2-10	Yes
PEN-5	361 Woodward Avenue	047-173-011	Penngrove	2-10	Yes
PEN-6	355 Adobe Road	047-091-013	Penngrove	2-10	Yes
PEN-7	220 Hatchery Road	047-153-004	Penngrove	2-10	Yes
PEN-8	206 & 11790 Main Street	047-166-023	Penngrove	2-10	Yes
PEN-9	11830 Main Street	047-166-025	Penngrove	2-10	Yes
PEN-10	10004 Main Street	047-173-016	Penngrove	2-10	No
PEN-11	5500 Old Redwood Highway	047-213-009	Penngrove	2-10	No
PEN-12	Old Redwood Highway	047-213-010	Penngrove	2-10	No
PET-1	1085 Bodega Avenue	019-090-003	Petaluma	2-11	Yes
PET-2	1105 Bodega Avenue	019-090-053	Petaluma	2-11	Yes
PET-3	1155 Bodega Avenue	019-090-004	Petaluma	2-11	Yes



Data and/or analysis depicted may be altered from the original Permit Sonoma dataset source therefore not representative of Permit Sonoma data; Esri.

Figure 2-11 Penngrove Inventory Sites

Trinity Investment Group LLC "ANN MILLER REED" - 4.85 Acres at 79 Ely Rd. Petaluma, CA; HEU site; density TBD.

Resources

Account





©2023 First American Financial Corporation and/or its affiliates. All rights reserved.

Terms of Use Privacy Policy

1 of 1 7/7/2023, 9:05 AM

From: Wil Lyons on behalf of Planner
To: PermitSonoma-Housing

**Subject:** FW: Forestville rezoning to residential and Electro Vector site

**Date:** Monday, July 31, 2023 10:23:52 AM

Attachments: image001.jpg

image002.png image003.png image004.png image005.png image006.jpg

#### Wil Lyons

Planner II

www.PermitSonoma.org

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403 Office: 707-565-7388 | Fax: 707-565-1103



Have Planning Questions? Please review our new Planing and Zoning FAQs Page!

https://permitsonoma.org/divisions/planning/planningandzoningfags

Access Permit Sonoma's extensive online services at www.PermitSonoma.org

Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

From: Bauer, Heidi M.@Waterboards < Heidi.M.Bauer@Waterboards.ca.gov>

**Sent:** Friday, July 28, 2023 4:00 PM

**To:** PermitSonoma < PermitSonoma@sonoma-county.org >

Cc: Sullivan, Michael W.@Waterboards < Michael.Sullivan@Waterboards.ca.gov>

**Subject:** Forestville rezoning to residential and Electro Vector site

Good afternoon, it recently came to my attention that the County may be considering rezoning the Electro Vector site located at 6555 Covery Road in Forestville to residential. This site is not appropriate for residential development in its current state with the existing levels of contamination. A significant amount of additional environmental work would be needed on this property before it is safe for residential use. The documents for this site can be found here: GeoTracker (ca.gov). Please let me know if you have any questions or concerns regarding this. Thank you.

Best,

Heidi

Heidi M. Bauer, P.G.

Senior Engineering Geologist

Site Cleanups Unit Supervisor

North Coast Regional Water Quality Control Board

5550 Skylane Blvd. Suite A Santa Rosa, CA. 95403 <a href="mailto:heidi.m.bauer@waterboards.ca.gov">heidi.m.bauer@waterboards.ca.gov</a>

Office: (707) 570-3769



THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

Warning: If you don't know this email sender or the email is unexpected,

do not click any web links, attachments, and never give out your user ID or password.

From: <u>dgwines</u>

To: <u>PermitSonoma-Housing</u>

Subject: FW: Comments for Hearing 7-13-2023- Rezoning- 145 Wikiup Dr and 5146 Old Redwood Highway

**Date:** Monday, July 31, 2023 8:11:24 AM

Hi there,

Below are my comments I sent for the hearing on 7-13-23. I didn't receive a acknowledgement nor the outcome of the zoning? I look forward to hearing from you.

Much appreciated, Denise Gill

----- Original message -----

From: Denise Gill <dgwines@att.net> Date: 7/10/23 4:51 PM (GMT-08:00)

To: permitsonoma-housing@sonoma-county.org

Subject: Comments for Hearing 7-13-2023- Rezoning- 145 Wikiup Dr and 5146 Old Redwood

Highway

Dear Sonoma County Planning Commission,

The property on 145 Wikiup Drive APN: 039-040-035 will be discussed to rezone from Limited Commercial to Urban Residential. The property Lyle's Beauty College and other businesses uses both sides to park their cars on Wikiup Drive. Changing the zone to Urban Residential at the 145 Wikiup will cause even more cars to park along this road. This will creates an evacuation of fire or emergency deadly for those current residents trapped along Wikiup Drive and inhibits emergency vehicles. Assurance of this rezoning should have a traffic study on the impact of this rezoning.

The property of 5146 Old Redwood Highway APN: 039-320-051 will be discussed to rezone current The Cove, our community church, (Limited Commercial) into High Density Residential. The Creekside Apartments at 5209 Old Redwood Highway park along Manka Circle church side as well as down Faught Road. It is currently impossible to pull out of Manka Circle without the obstruction of these parked cars. Changing the zone to High Density Residential will restrict the evacuation for fire or emergency for the current residents. A restriction of emergency vehicles will also occur. This deadly rezoning of high density residents within a small, crowded neighbor needs to be stopped.

I have owned my home since 1990. I am not an advocate of completely rezoning 3 properties within blocks our lovely neighborhood. (Other property 201 Wikiup Drive APN: 039-040-040) It appears Sonoma County has enough housing permits, please leave our Wikiup community out of your 6th Cycle Housing Element project..

Thank you for your consideration, Denise Gill Homeowner

### THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

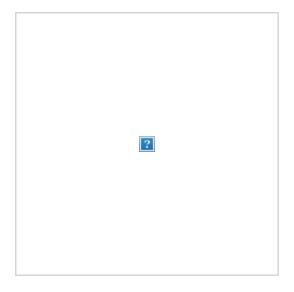
Warning: If you don't know this email sender or the email is unexpected, do not click any web links, attachments, and never give out your user ID or password.

From: Sonoma Valley Collaborative
To: PermitSonoma-Housing

**Subject:** Where Sonoma Valley Stands Now, As Sonoma County Plans for Housing

**Date:** Friday, August 4, 2023 11:35:12 AM

View this email in your browser



Where Sonoma Valley Stands Now, As Sonoma County Plans for Housing

Sonoma Valley Collaborative's 2020 report *Homes for a Sustainable Sonoma Valley: Strategic Recommendations For Our Community* called for the equitable distribution of the burdens and benefits of being urban, between the City of Sonoma and the unincorporated, already-developed portions of the Valley. Meaning, not all low-income housing should go into the Springs; a fair share of it should go in all the Valley's neighborhoods, including the City of Sonoma.

Sonoma Valley Collaborative is working across boundaries to "increase, improve and preserve housing that is affordable for people who live or work in the Valley, within already developed areas, to create diverse, safe, complete neighborhoods." This consensus statement, supported by the whole SVC Council, is our starting point for identifying housing policies and individual projects to endorse.

## Where do we stand today?

When the Bay Area regional government mandated how many new housing units cities and counties had to plan for in their next Housing Element (a Housing Element

explainer is here), the thinking was that to avoid concentrating new development into lower-income cities, much of it would be required to occur in unincorporated county areas. For Sonoma Valley, that means the tiny City got an assignment of only 311 new units, while the rest of the Valley must plan for over 1,100 units! The large number of required new allowed units in unincorporated areas of Sonoma County (over 3,800 units total) is a bad match with the County's values of open space and "city-centered growth." (More on this conflict here.) More of the planned units should have been designated to the cities.

We are proud that SVC helped get the most progressive Housing Element ever passed in the City of Sonoma in January 2023. We have done similar advocacy to improve the <u>Sonoma County Housing Element</u>. So far, several pro-housing measures we advocated for are in the draft plan, but others will be punted off to an "implementation group" to develop over years, long after the Housing Element is adopted in the coming months.

On the bright side, the new County Housing Element will do a better job than past housing plans at creating a greater share of lower-cost housing, and putting more low-cost housing into "high-resource" areas, because the State is enforcing the justice-oriented policy of <u>Affirmatively Furthering Fair Housing</u>.

Where in Sonoma Valley will new homes likely be allowed? So far (details in Appendix D, Tables 15, 16, 20, 21), the numbers are:

ADUs or second units on almost any residentially zoned lot: approx. 80. (Get help building one here!)

Sonoma Developmental Center, phase 1: 200

On or near Broadway: 75

The Springs near Highway 12: 120

Near Madrone Rd: 4

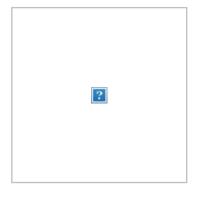
Hanna property: 668

If these numbers are shocking (especially the Hanna number), bear in mind they could change. When the Springs Specific Plan and the Airport Specific Plan are completed (they've taken forever), the increase in housing units allowed under those Plans can take the place of some of the units now listed in the Housing Element.

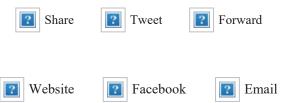
Sonoma Valley Collaborative will be tracking these fine points of housing policy all along the way, because our members are united in seeing that more abundant, more

affordable, more integrated homes will make Sonoma Valley a far better place.

## DONATE TO SONOMA VALLEY COLLABORATIVE



Sonoma Valley Collaborative is a forum of community leaders from a wide range of sectors across Sonoma Valley, finding solutions and taking action to address our community's biggest challenges. Learn more about our work on housing at <a href="mailto:sonomavalleycollaborative.org/housingadvocacy">sonomavalleycollaborative.org/housingadvocacy</a>.



Copyright © 2023 Sonoma Valley Collaborative. All rights reserved.



Sonoma Valley Collaborative is fiscally sponsored by Sonoma Ecology Center, a California non-profit 501(c)(3). Tax ID 94-3136500.

Visit our website Contact us

# This email was sent to PermitSonoma-Housing@sonoma-county.org why did I get this? unsubscribe from this list update subscription preferences Sonoma Valley Collaborative · PO Box 1486 · Eldridge, Ca 95431 · USA

From: kathleenbrown707@gmail.com
To: PermitSonoma-Housing

Subject: Rezoning/ Low Income Housing Development - 8525 Graton Road, Sebastopol, CA 95472 (APN: 130-176-013)

**Date:** Thursday, August 10, 2023 5:49:19 PM

To: Permit Sonoma

RE: Rezoning/ Low Income Housing Development - 8525 Graton Road, Sebastopol, CA 95472 (APN: 130-176-013)

I have written to Lynda Hopkins as well as Eric Koenigshofer and did speak at the July 20th planning commissioner meeting regarding the rezoning and development of 8525 Graton Road, Sebastopol, CA 95472. Unfortunately, the outcome of that meeting was not what we desired.

We are property owners with a property adjacent to 8525 Graton Road. This property was just approved for rezoning from a single family residence with an ADU to low income housing with 20 units per acre. The property in question appears to be approximately 1.92 acres and is rumored to be owned by a group of individuals who own several RV parks/ camping properties in California. (See <a href="https://www.twocrowshousing.com/">https://www.twocrowshousing.com/</a>). These existing properties appear to have occupants that are fairly short-term/ transient and often are used for camping. This appears to not necessarily in line with the goals of the Element Housing Project. If approved, this will potentially open the door for 40 RV's on this small property.

In addition to the property on Graton Road, the property which is directly across the street, 3155 Frei Road, Sebastopol, was also just approved for the same fate. It also is proposed to have 20 units per acre.

We absolutely have concerns about the impact that this will have on the dynamic in the neighborhood, unwanted noise, and traffic, but more importantly, we have concerns about the impact on our water and sewer. We are all on well water and are monitoring our water closely. We want to be guaranteed that our water levels will not drop as a result of these developments. If this development is allowed to proceed, we want it noted on the public record that if our wells no longer draw enough water, then we and our neighbors will pursue legal action to protect our water rights and be compensated for any redrilling that needs to be done in order to access our water.

We are under the impression that Graton Community Services District is limiting the number of new sewer hookups and want to be sure that they are being consulted if the community can handle 40+ additional households.

We would like to request that if approved to proceed, that the developer will be required to erect a sound wall or barrier on their property, so the additional traffic, car alarms, dogs barking, etc. do not disrupt their direct neighbors. In addition, we would request that there be restrictions to street parking to prevent long term or abandoned cars, RV's from being parked on the street in front of adjacent

properties.

Furthermore, we want it to be noted that properties directly adjacent to this property have experienced flooding during winter months and there are large amounts of wildlife that live in the area. Some of those animals include owls, hawks, foxes, snakes, skunks, raccoons, and 100's of different types of song birds. We request that a full environmental impact report be completed to ensure there will not be disruption to the native wildlife.

We are strongly opposed to the rezoning and development of this property into an RV park. We do feel it is important to expand low income housing in Sonoma County, but not in rural areas that are not equipped to handle the large influx on already taxed resources. Also housing should be on public water and more permanent in nature.

Thank you for your consideration.

Kathleen & Tyrone Brown

8547 Graton Road

Sebastopol, CA 95472

707-888-9819